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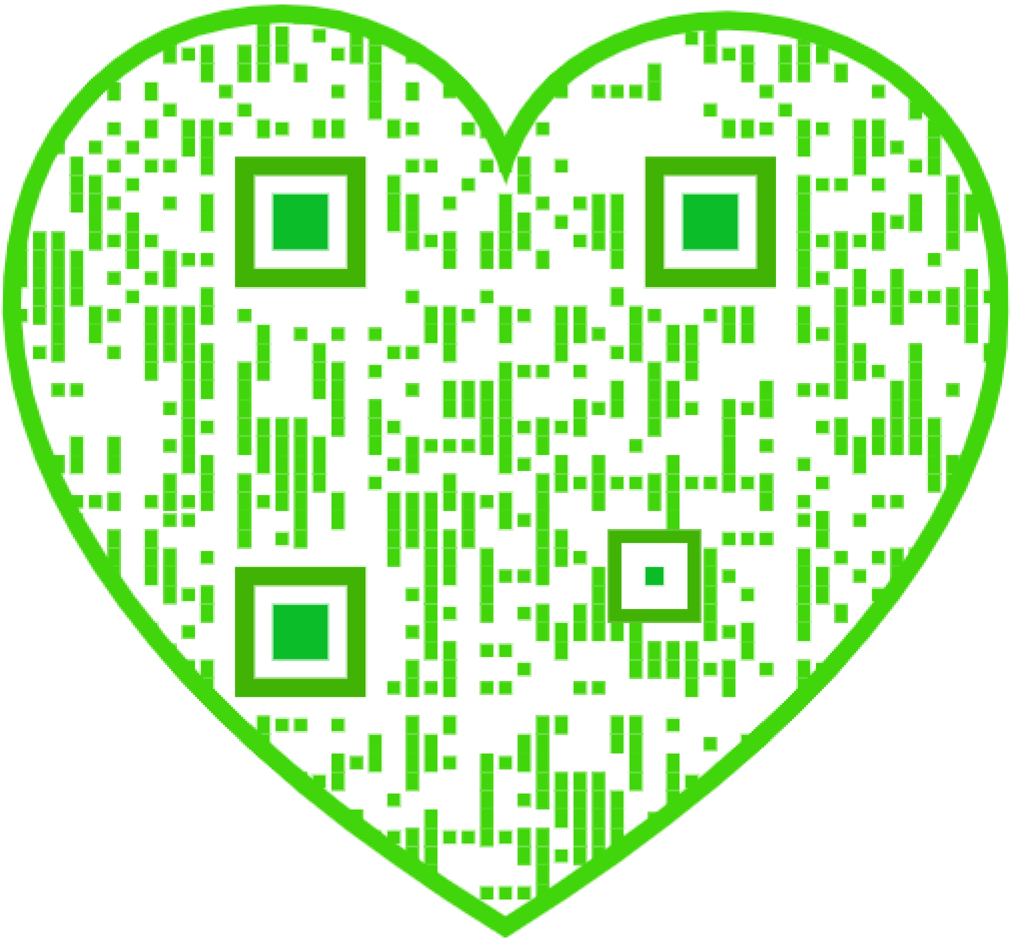

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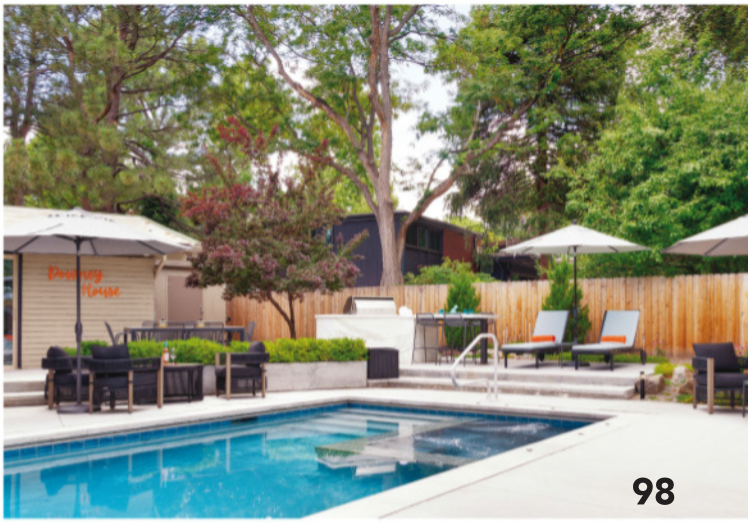

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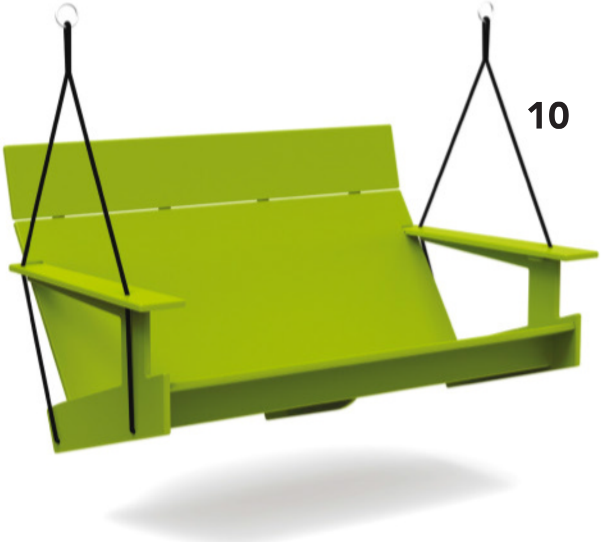

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COVER PHOTOGRAPHY BY PEAK VISUALS
COVER DESIGN BY GABBY OH

ATOMIC RANCH EXTERIOR & LANDSCAPE 2025 is published by EG Media Investments LLC, 3622 Lyckan Parkway, Suite 3003, Durham, NC 27707. POSTMASTER: Send address changes to Atomic Ranch c/o EG Media Investments LLC, ColorArt, 101 Workman Ct., Eureka, MO 63025. Canadian Post: Publications Mail Agreement #40612608. Return undeliverable Canadian addresses to: PITNEY BOWES, INC., P.O. Box 25542, London, ON N6C 6B2, Canada. GST #855050365RT001. © 2025 by EG Media Investments LLC. All rights reserved. Reproduction of any material from this issue in whole or in part is strictly prohibited.

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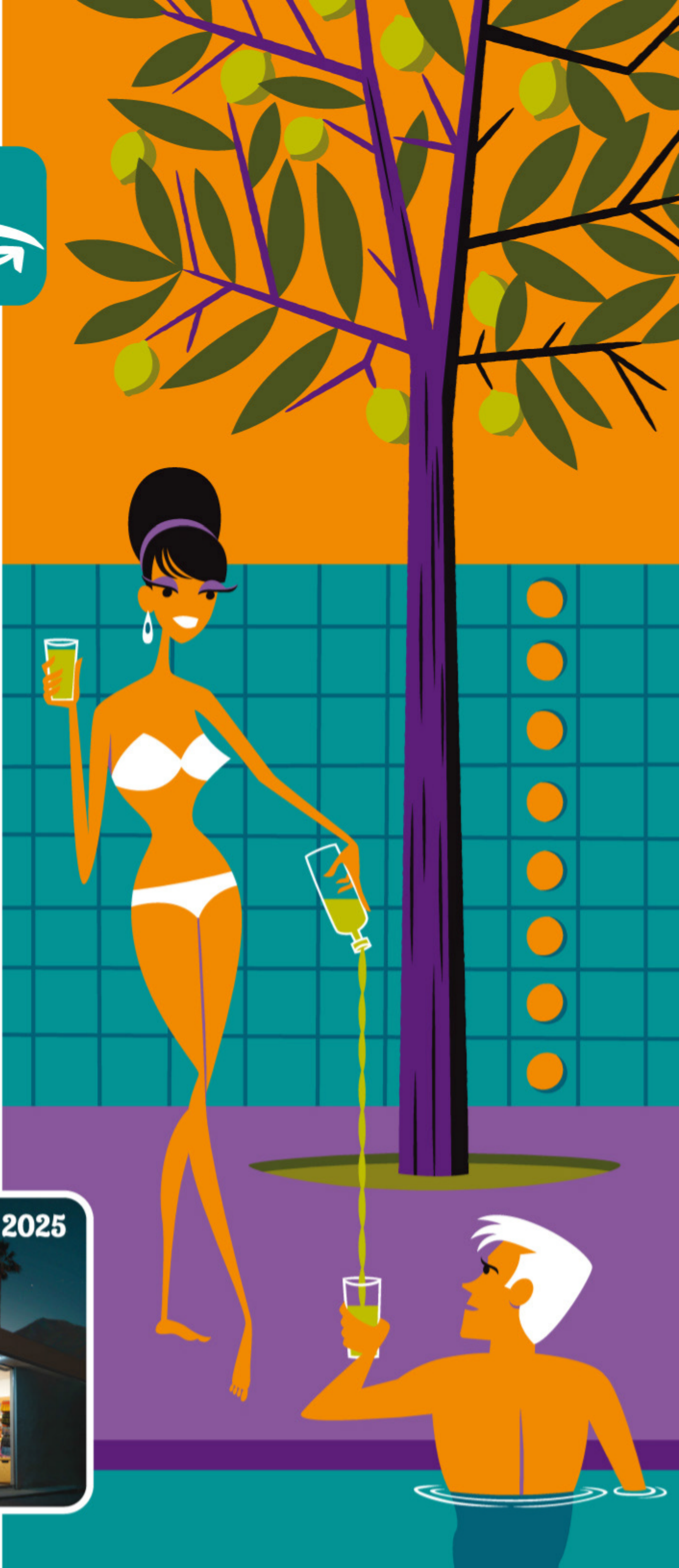

Right: "Lime Tree"
- a new 10 color
silk screen print
debuting 2025

CELEBRATING 15 YEARS • 2010 - 2025

Good Day Sunshine

AFTER MY LAST DOCTOR'S APPOINTMENT, I got a call about my annual physical lab results. The call alone was enough to scare me. Each year, my checkup comes and goes uneventfully (thankfully). "We'll call you if there's anything unusual," they say. A call never comes, and I get to say, "See ya next year!" But this time, just a few days after my appointment, a call came. My heart quivered a bit. I wondered what it could be as I anxiously dialed the office. The answer was vitamin D deficiency. Seemed like a lot of hullabaloo for a vitamin deficiency. But dutifully I picked up a prescription for a few doses high enough to get me back on track, and the doctor's orders were to go outside.

I felt bad that I needed a doctor to remind me to spend more time outdoors. The past year has been a whirlwind of work that had subtly, but surely, kept me out of the bright, warm sun. I'd traded lunchtime walks for answering more emails, swapped my runs at the park for quicker classes at the gym; weekends were about sleeping in and catching up on household chores instead of activities out in the world.

So, it comes as good timing and with renewed vigor that this special Exterior & Landscape issue is all about tearing down the walls between our homes and gardens and expanding our living spaces by creating beautiful rooms inside and out. We visited some dreamy gardens decked out with the coziest furnishings and the lushest blooms. And the interiors in this issue promote stripping away the barriers, opening those windows and making each room breathable, open and vibrant so they remind you that nature is good for you.

I hope you find a few projects in this issue that inspire you to enjoy your outdoor spaces and take an extra walk or two.

Jickie Torres

Get connected!

Email: editor@atomic-ranch.com
Online: atomic-ranch.com
@theatomicranch

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MID CENTURY MARVELS

EXTERIOR & LANDSCAPE
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EG MEDIA INVESTMENTS LLC
Rima Dorsey: Managing Director/Publisher

EDITORIAL
Content Director and Brand Leader: Jickie Torres
Managing Editor: Meryl Schoenbaum
Web Editor: Jolene Nolte

DESIGN
Design Director: Gabby Oh

CONTRIBUTORS
Lauren Darcangelo, Angelina Kaul, Michelle Mastro,
Dana Mauer, Laura Shimko, Victoria Van Vlear

CONTRIBUTING PHOTOGRAPHERS
Amy Bartlam, Dan Chavkin, Steve Henke, April Mench,
Peak Visuals, James Schnepf, Atom Stevens

ADVERTISING
Emma Dorsey: Account Representative
Christina Walker: Account Representative
Karen White: Account Representative
Sebastian Tirkey: Advertising Traffic Coordinator
Vipin Marwaha: Advertising Traffic Manager
For advertising inquiries: rdorsey@egmediamags.com

OPERATIONS
Shailesh Khandelwal: Vice President - Operations
Mohammad Danish: Manager - Subscriptions
Surajpal Singh Bisht: Prepress Manager
Manzoor Ahmed & Deepak Kumar: Production, Newsstand
and Circulation Executives

EDITORIAL, PRODUCTION & SALES OFFICE
3622 Lyckan Parkway, Suite 3003, Durham, NC 27707
(844) 330-6373, Fax (972-920-3737)
www.atomic-ranch.com

ATOMIC RANCH EXTERIOR & LANDSCAPE 2025
is published by EG Media Investments LLC,
3622 Lyckan Parkway, Suite 3003, Durham, NC 27707
POSTMASTER: Send address changes to *Atomic Ranch* c/o
EG Media Investments LLC, ColorArt, 101 Workman Ct., Eureka, MO
63025. Canadian Post: Publications Mail Agreement #40612608.
Return undeliverable Canadian addresses to: PITNEY BOWES, INC., P.O.
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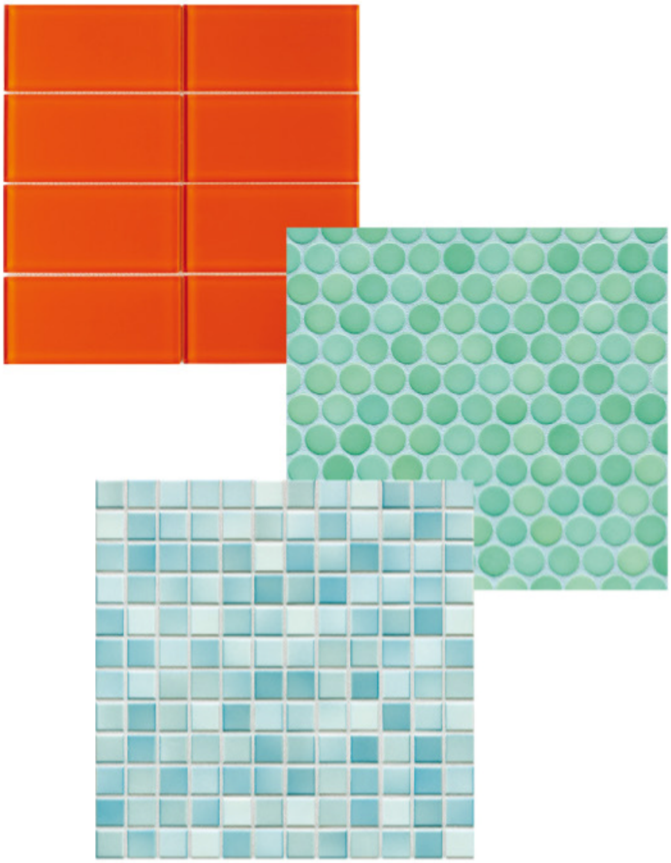

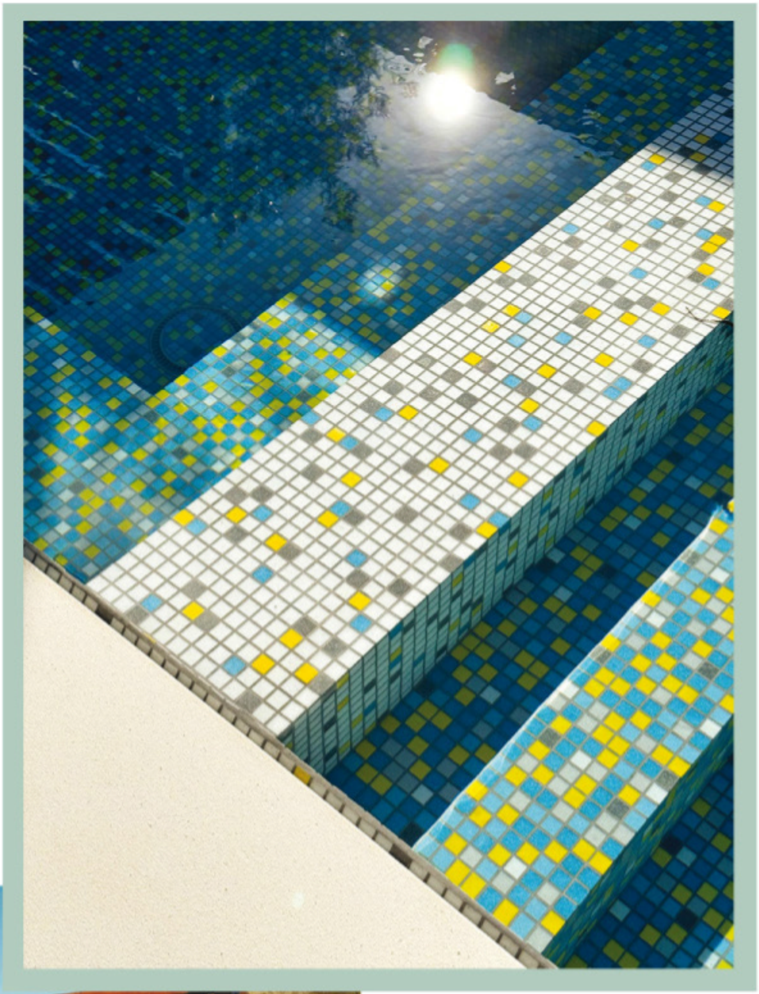

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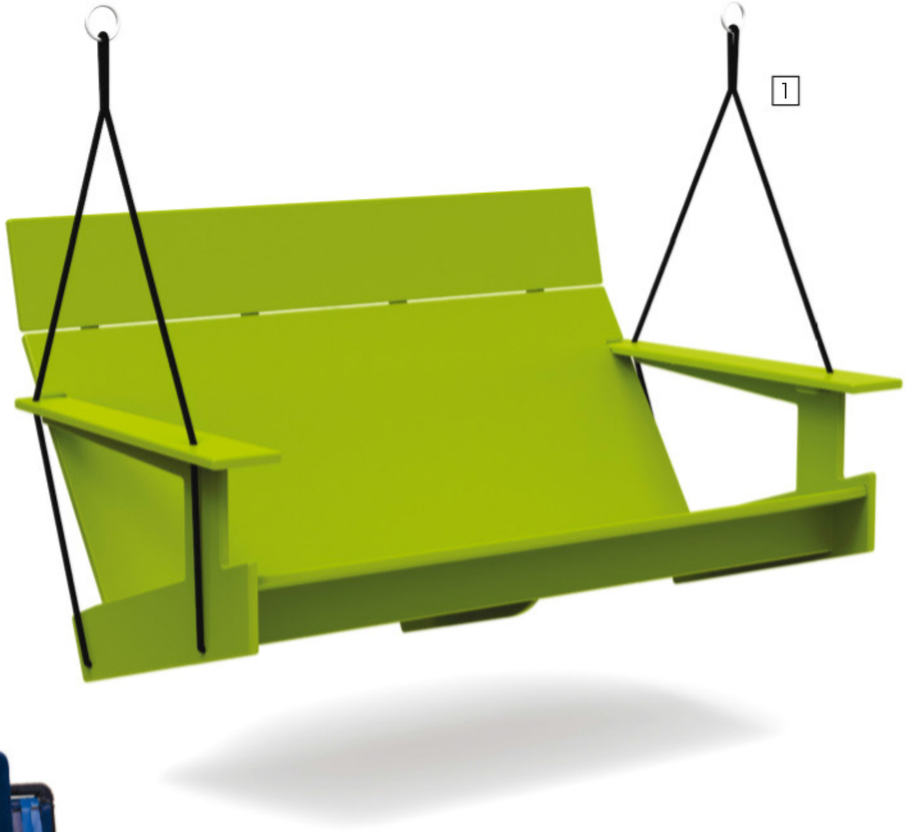
Living Large

Outdoor furniture and accessories to make your backyard beautiful.

By **JICKIE TORRES**

1. Lollygagger porch swing in leaf green, $1,495. Visit lolldesigns.com.
2. Tabloid lounge chair, $664.50. Visit storimodern.com.
3. Sunny Days outdoor sectional, $5,450. Visit sundays-company.com.



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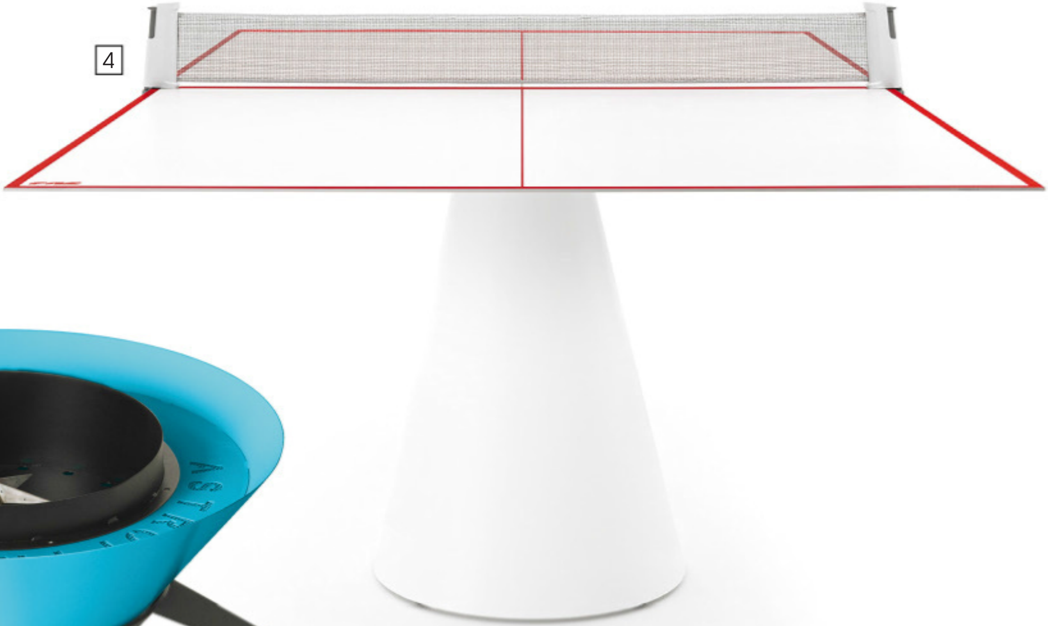

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4. Dada outdoor ping pong table by Basaglia + Rota Nodari for Fas Pendezza at Lumens, $9,650. Visit lumens.com.
5. Astrofire outdoor firepit, $2,120. Visit modfire.com.
6. Roundabout outdoor wicker chair in olive, $2,100. Visit hineighbor.com.

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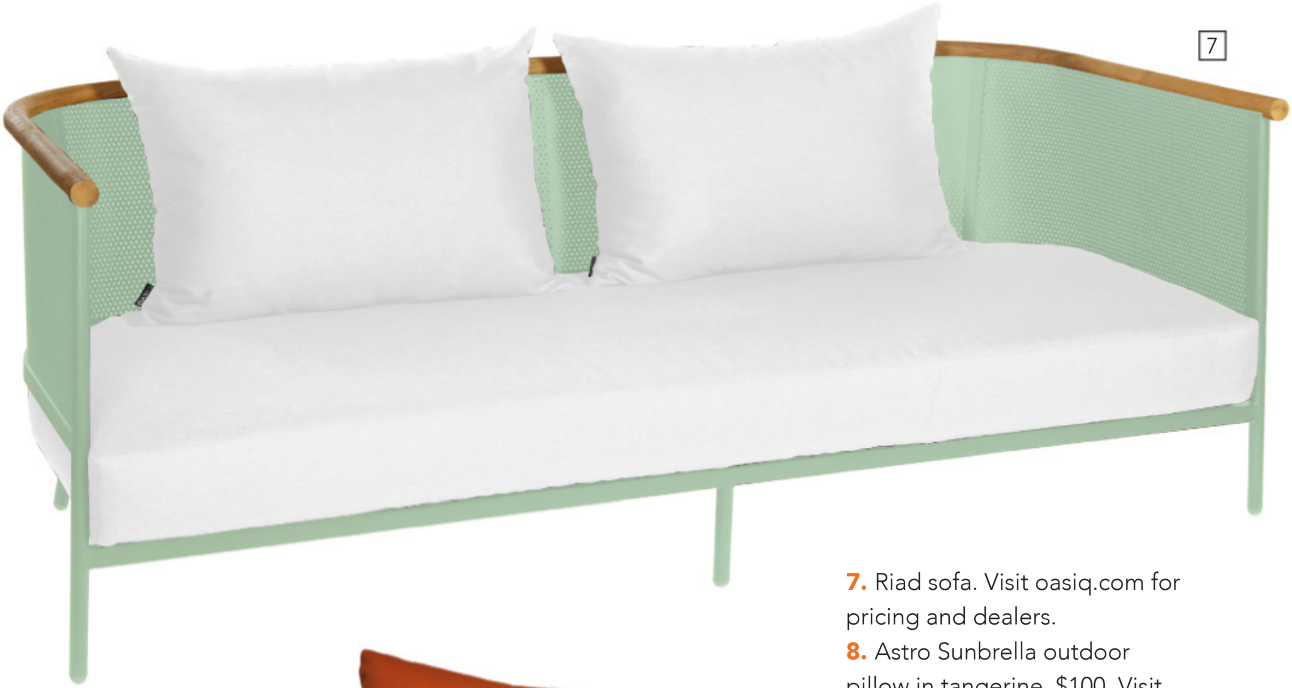
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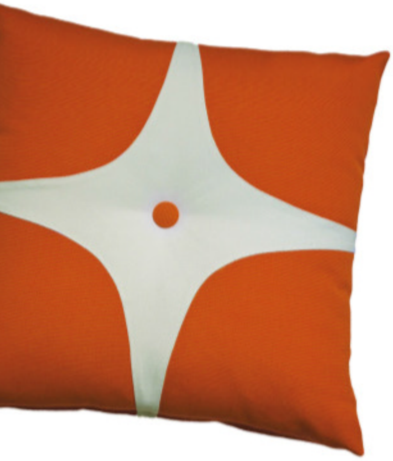

7. Riad sofa. Visit oasiq.com for pricing and dealers.

8. Astro Sunbrella outdoor pillow in tangerine, $100. Visit oblique-studio.com.

9. Eclipse Sunbrella pillow in sunflower and tangerine, $100. Visit oblique-studio.com.

10. Soleil chaise lounge, $799. Visit roomandboard.com.

11. Anne Lounge chair, $815. Visit hudsongrace.com.

12. Pelagus barstools. For pricing and dealers, visit fritzhansen.com.

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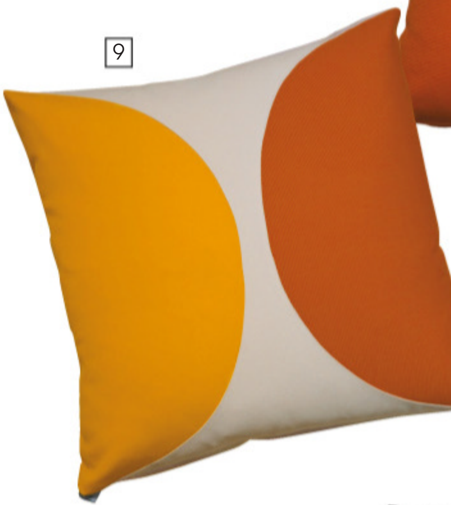

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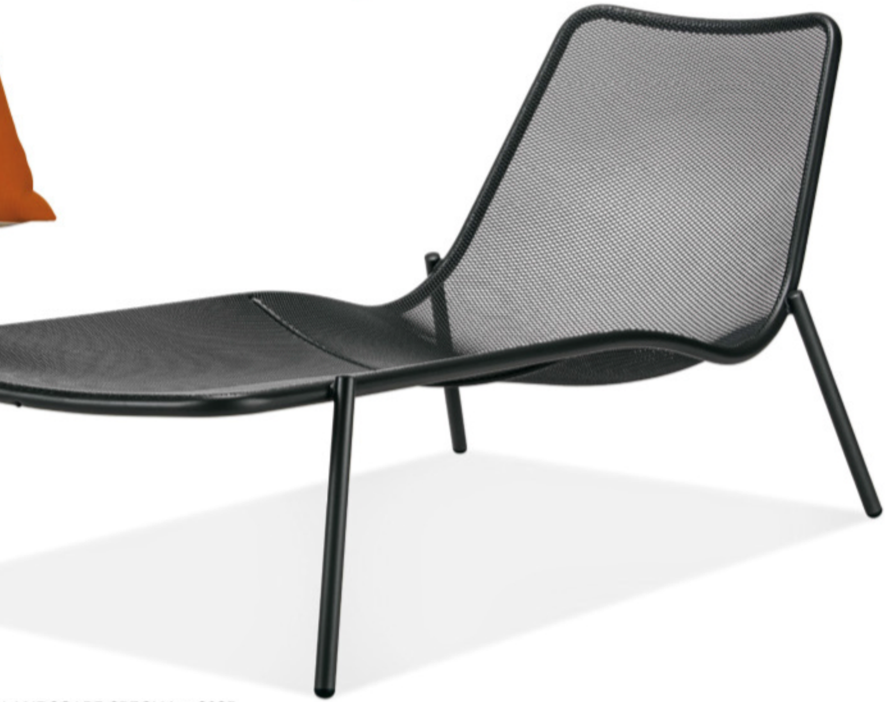

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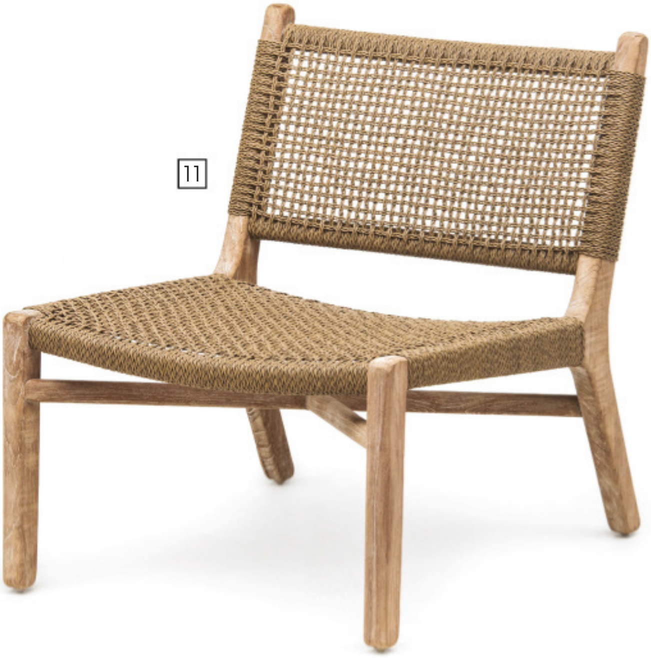

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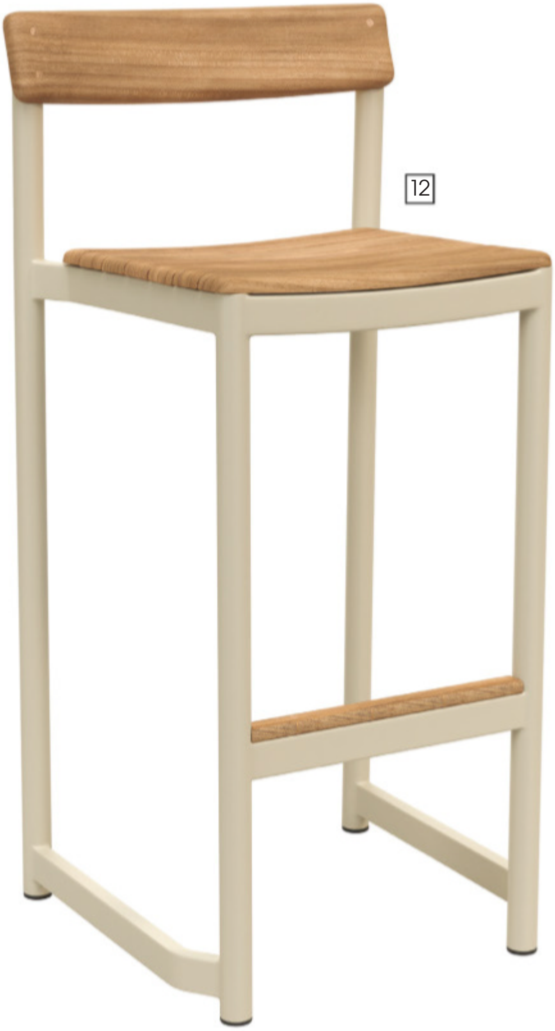

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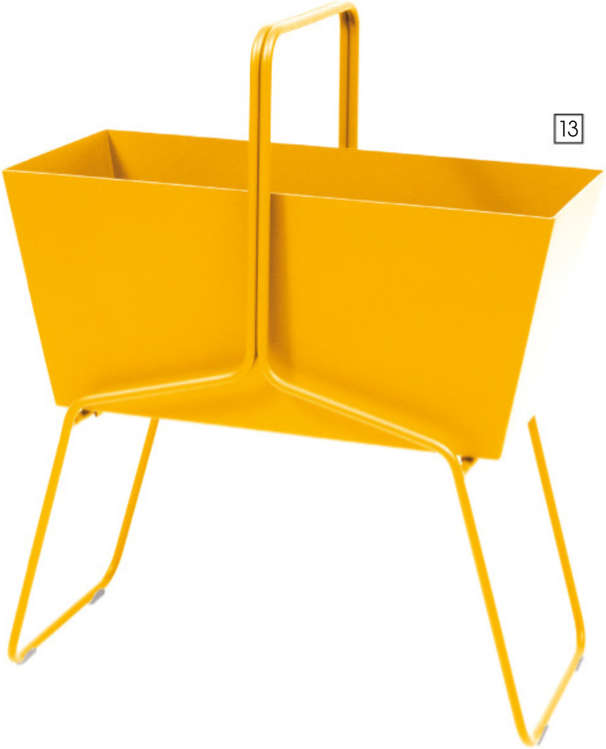

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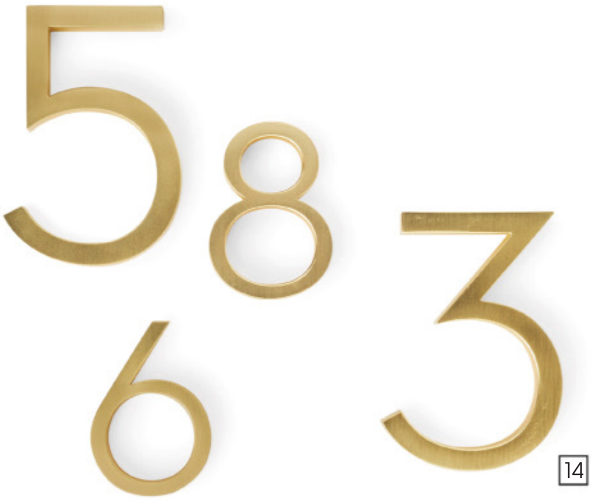

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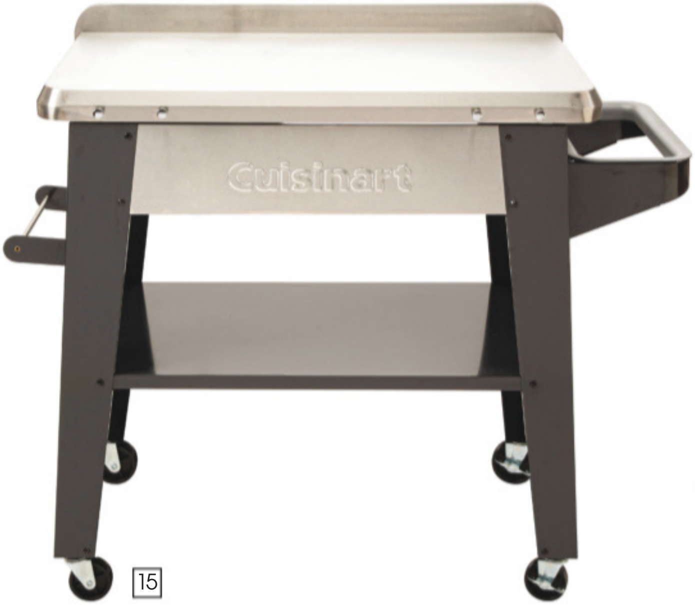
13. Basket high planter/storage caddy. For pricing and dealers, visit fermob.com.
14. Neutra modern house numbers, $40 each. Visit dwr.com.
15. Basket high planter/storage caddy. For pricing and dealers, visit fermob.com.
16. Rimrow dining chair in black, $405. Visit industrywest.com.



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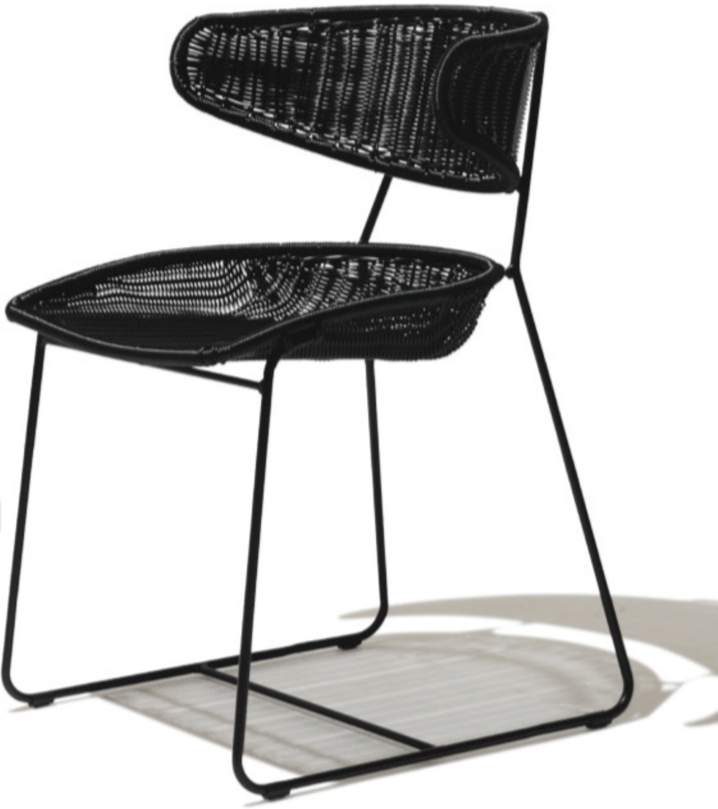

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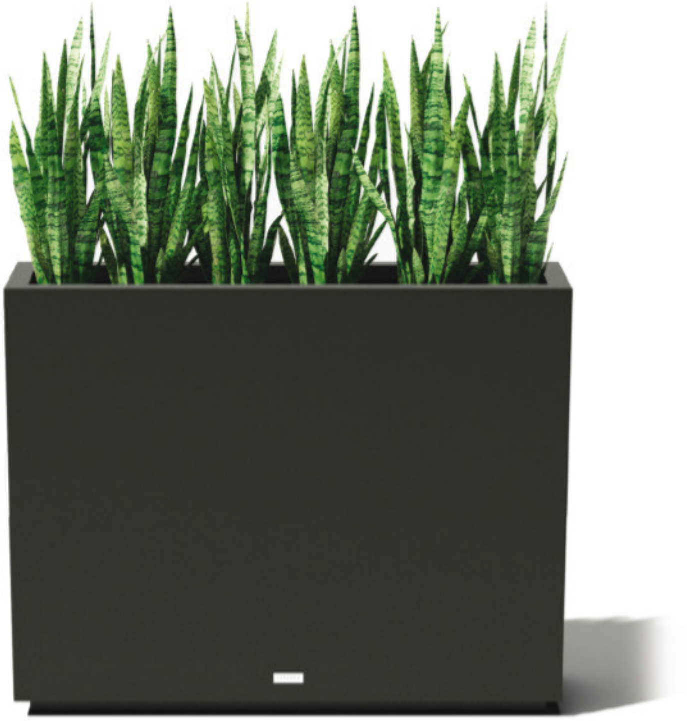
By **MERYL SCHOENBAUM**

1. Metallic Series Span large planter by Veradek, $520. (844) 871-7740 or allmodern.com.
2. Plot large planter in Marine Blue, $350. (844) 425-8368 or bludot.com.
3. The Patio Pod by Hip Haven™, $350. (512) 462-4755 or hiphaven.com.
4. Rejuvenation's Dell All-Weather planter for trees and plants, 13"D gray Ficonstone (larger sizes available). Comes with bent-rod stand, $89. (888) 401-1900 or rejuvenation.com.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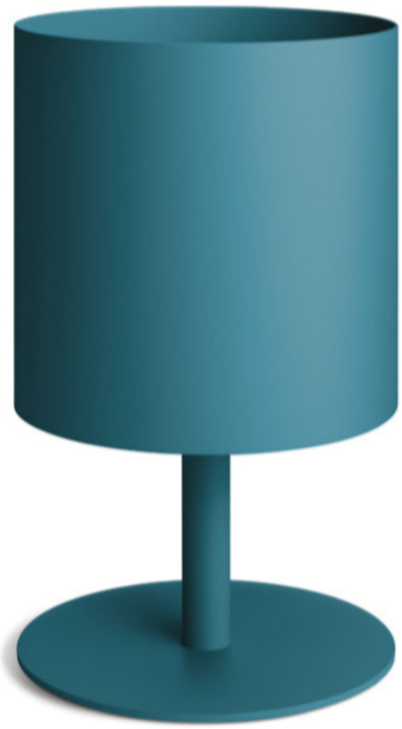
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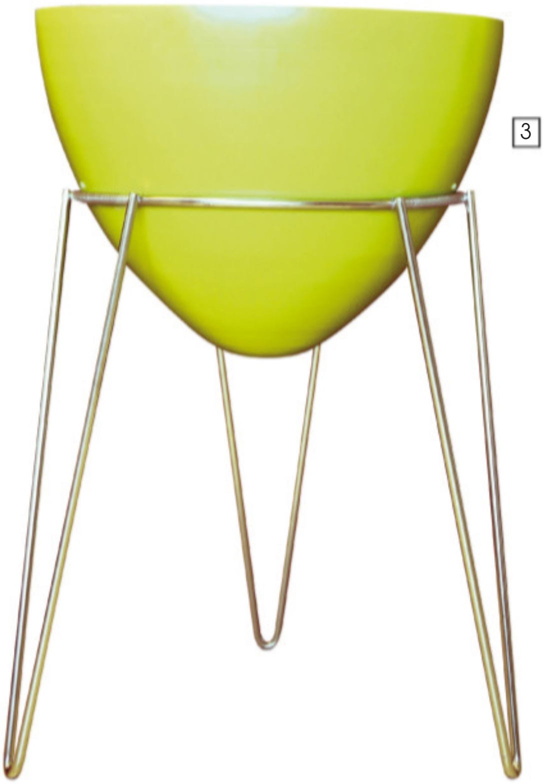
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5. Tiramisu planter by Le Present, $198 - $295.20. (877) 445-4486 or lumens.com.
6. Strata Plant Vessel by Simone Brewster in blue 5x8 x 5x8 x 5 inches, $65. 1-(800) 783-5683 or areaware.com.

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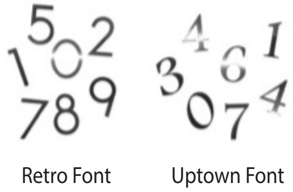
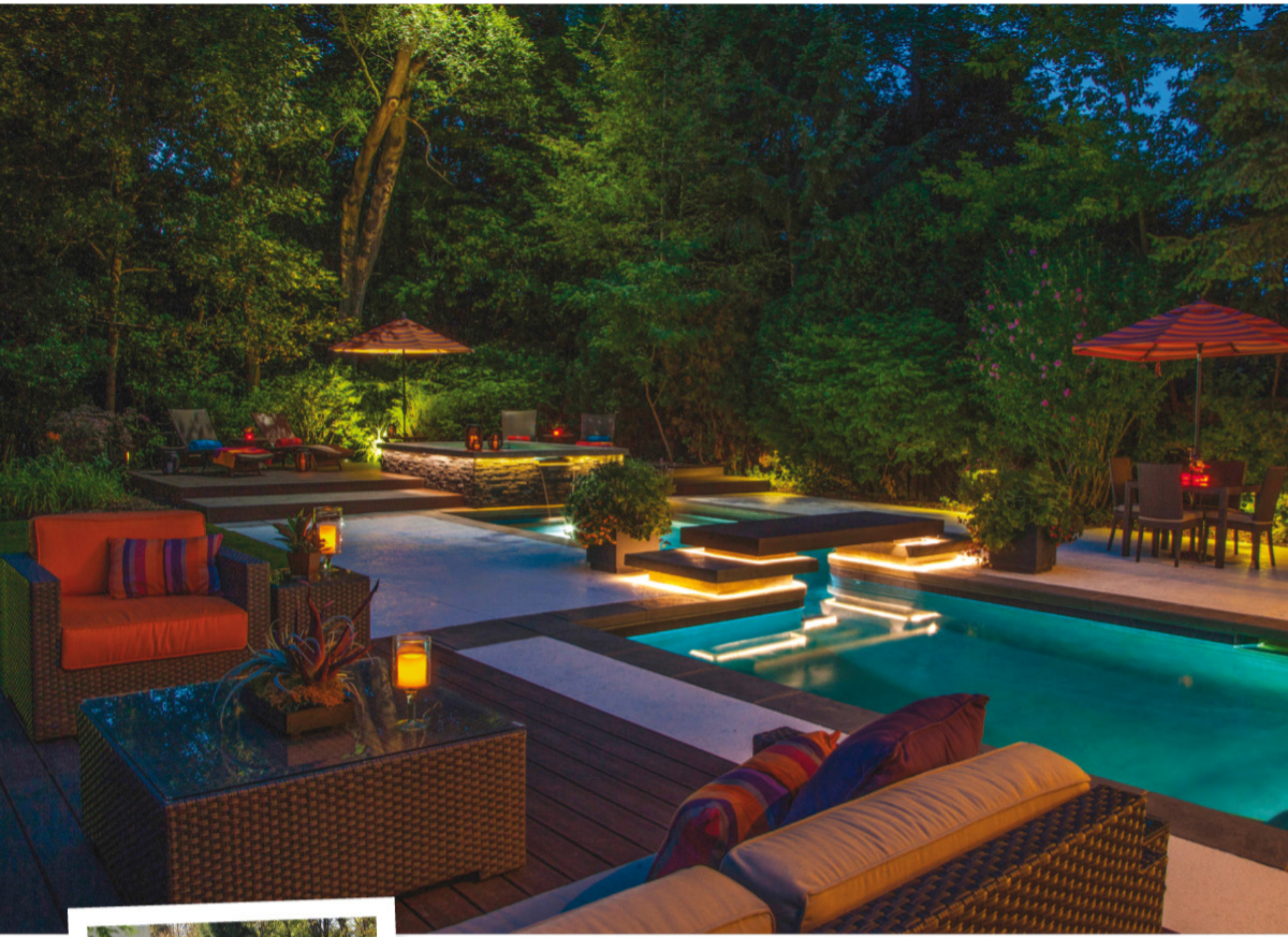
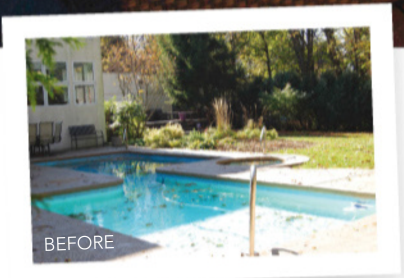


Backyard Revival

By **JICKIE TORRES**
Photos by **LINDA OYAMA BRIAN**

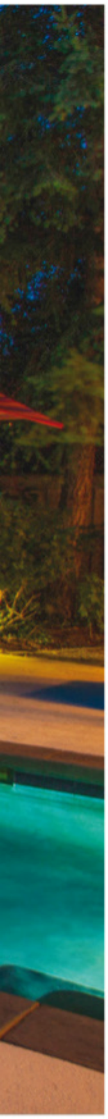
A reworked landscape transformed this backyard from dreary to dramatic.





EVEN WHEN YOU FIND THE HOME that ticks all the boxes, it doesn't mean the potential of your property has been met. The owners of this Highland Park, Illinois, home were thrilled that it came with a pool, but they didn't love the pool. That's where Michael Norpell, owner and principal of Michael Norpell Wall to Wall, came in.

"The systems were in bad shape and the infrastructure surrounding the pool was reminiscent of a scary no-tell motel," Michael says. "There was a need to create a relaxing atmosphere, but without starting from scratch."



Lighting the Way

THE PROPER LANDSCAPE LIGHTING ADDED A SHOWSTOPPING LAYER OF DESIGN TO THIS PROJECT.

Another way Michael stepped up this space was through smart, strategic and stunning lighting. "When you skillfully utilize light and shadow, landscapes transform into captivating scenes that enhance the aesthetic appeal while also addressing safety and usability," Michael says "The careful orchestration of light not only highlights architectural features and natural elements, but also fosters a welcoming ambiance, enriching outdoor living experiences and inviting exploration."

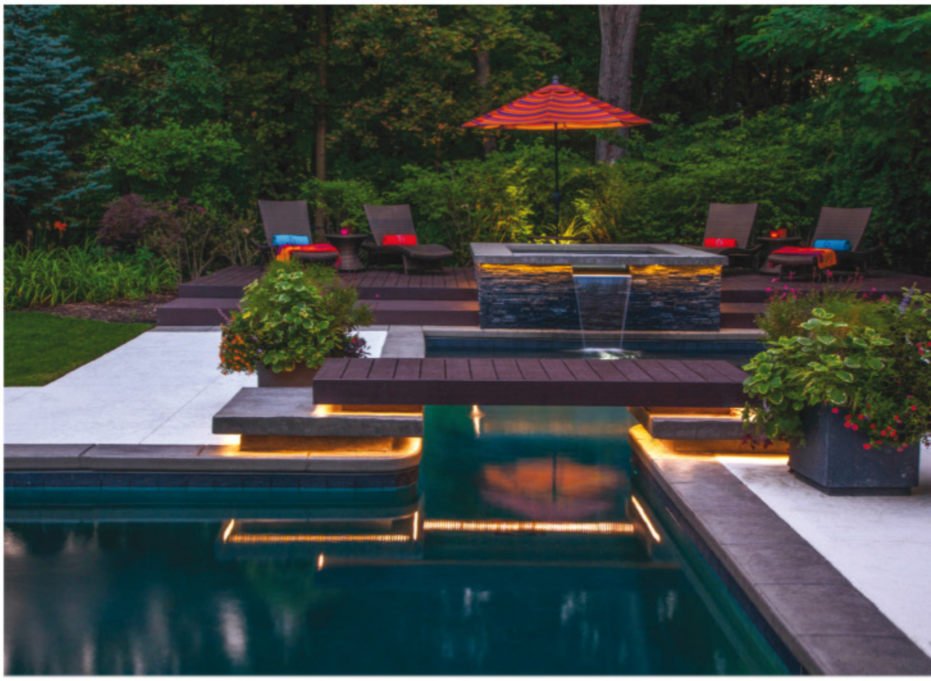
It's also more than just lighting—it's about lighting color (or temperature as it's called.) "Different temperatures of light evoke different moods and can be used for specific purposes: Use 2700K Warm White/Yellow: It gives a cozy, intimate ambiance, perfect for patios and relaxation areas. Use 3000K Cool White: Resembling bright daylight, it's ideal for security lights or areas requiring clear visibility," Michael says.

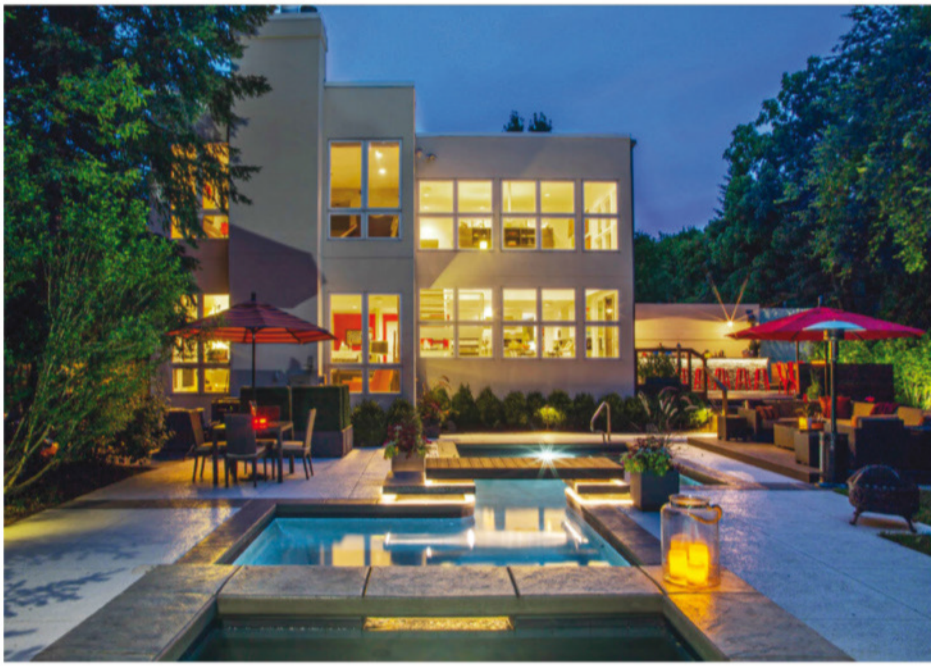
Here are more of his top tips for best places and ways to use lighting to enhance your outdoors.

Path Lighting
Path lighting is created by placing small fixtures along the borders of walkways, driveways and patios. It is also important to be sure they are positioned within a landscape bed so they avoid being kicked, moved or getting in the way of the lawnmower. Don't place path lights too close together. Allow several feet of space between each fixture—6 to 8 feet apart—for uniform illumination.

Silhouetting
Place the landscape spotlight behind the feature, aimed toward an adjacent wall, to create an illuminated backdrop. The dark outline of the object showcases the plants and other dense features. It looks especially striking in the sunset.

Layer Your Lighting
Layering landscape lighting enhances outdoor spaces by using a mix of path lights, uplights and spotlights at varied heights and angles, creating visual interest and highlighting key features. This technique improves nighttime aesthetics while increasing safety and functionality for enjoying outdoor areas.





Reconfiguring the Space

One of the problems with the yard was that it was flat and nonsensory. There was a spa close to the house and the rectangular pool had a secondary section that was small and offset toward the back end. Michael also wanted to create a better focal point for the backyard as well as add a sense of coziness and warmth.

The Solution

To establish a better flow and focal point, Michael added a spacious raised deck at the back end of the yard, which created a large gathering space. By also reconfiguring the spa toward the back end of the pool, he was able to create a resort-like focal point. The spa features a spillway that leads into the small section of the pool, adding a luxurious, multisensory feature.

The once-awkward space between the two sections of the pool received a fly-over bridge, which not only makes the configuration of the pools feel more intentional, but also the layering and variety of textures add even more depth to the backyard.

/ **ENLIGHTEN** /

Drama Queens

Illuminate your backyard with form + function.

By **JICKIE TORRES**

1. Highlighter indoor/outdoor wall sconce, $49.50 or $99. Visit storimodern.com.
2. Kahn indoor/outdoor wall-mounted light. For pricing and dealers, visit craftmade.com.
3. Flindt LED outdoor wall sconce by Christian Flindt for Louis Poulsen at Lumens, $880 - $1,570. Visit lumens.com.
4. Albertine medium outdoor sconce, $279. Visit visualcomfort.com.

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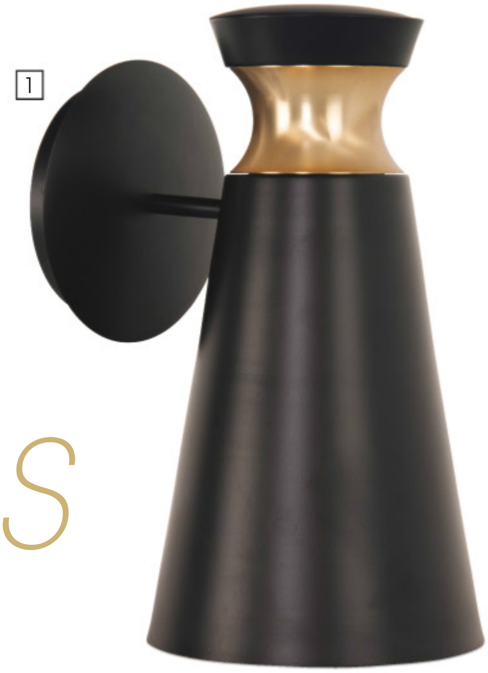

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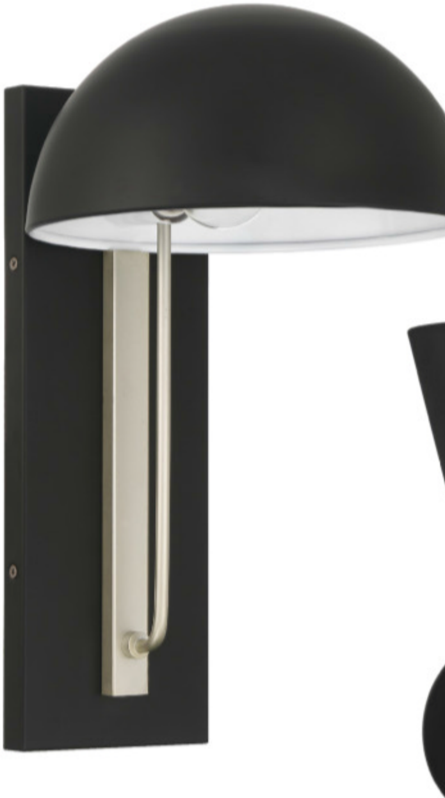

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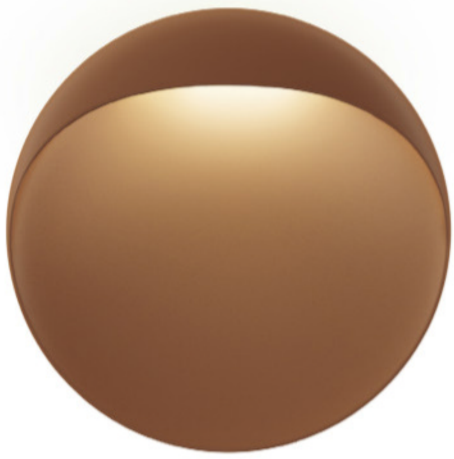

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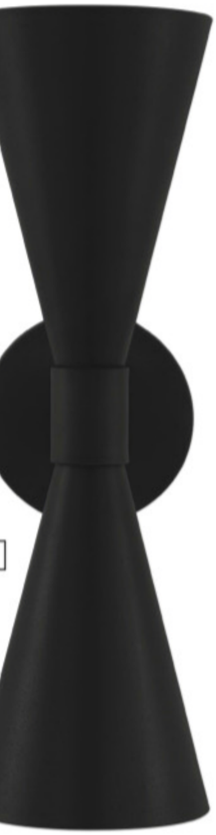

5. Capsule Glass Outdoor Hanging Light, $398. Visit patioliving.com.

6. Louis Poulson PH 3-2 1/1 outdoor wall sconce, $1,370. (800) 944-2233 or dwr.com.

7. Veritas outdoor wall light, $188. Visit shadesoflight.com.

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On Deck

By **JICKIE TORRES**

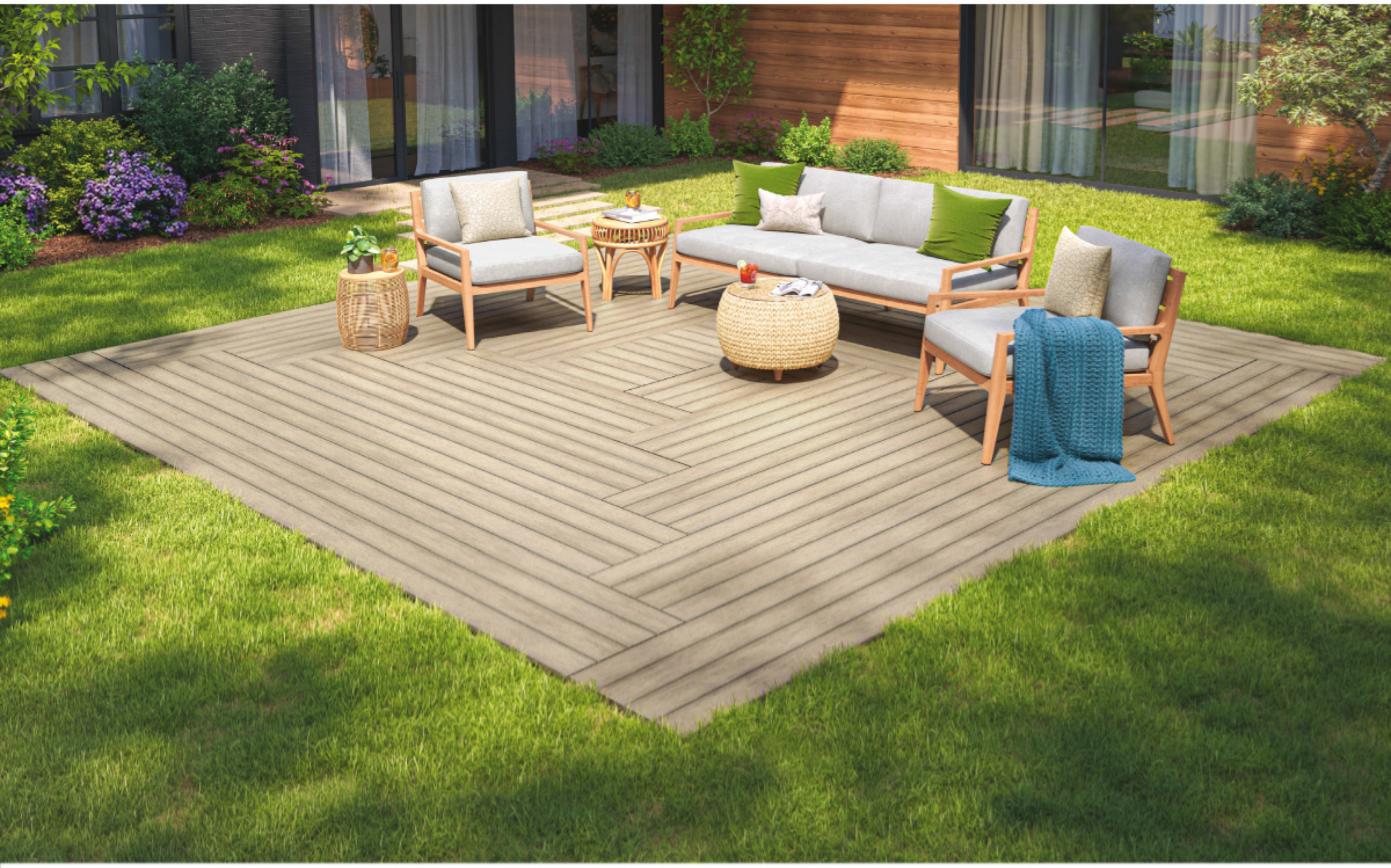
Innovations in decking for your Mid Century Modern home.

"OUR INSTADECK'S VERSATILITY ALLOWS YOU TO EMBRACE KEY MID-CENTURY LANDSCAPE PRINCIPLES LIKE GEOMETRIC PATTERNS AND CLEAN LINES," SAYS JOE RABOINE, VICE PRESIDENT OF DESIGN AT OLDCASTLE APG. "YOU CAN ACHIEVE THIS BY ALTERNATING THE DECKING WITH PAVERS IN VERY PURPOSEFUL ARRANGEMENTS."

BECAUSE THE MODERNIST ARCHITECTS of the era were often looking to situate homes into a natural environment, decking was a common element of a Mid Century Modern home's exterior design. In fact, deckhouses are a common type of MCM build, especially in New England and the East Coast. But whether you're looking to renovate a historic deck or simply add decking to your landscape for a functional or aesthetic reason, the options on the market will have you choosing between wood and composite materials.

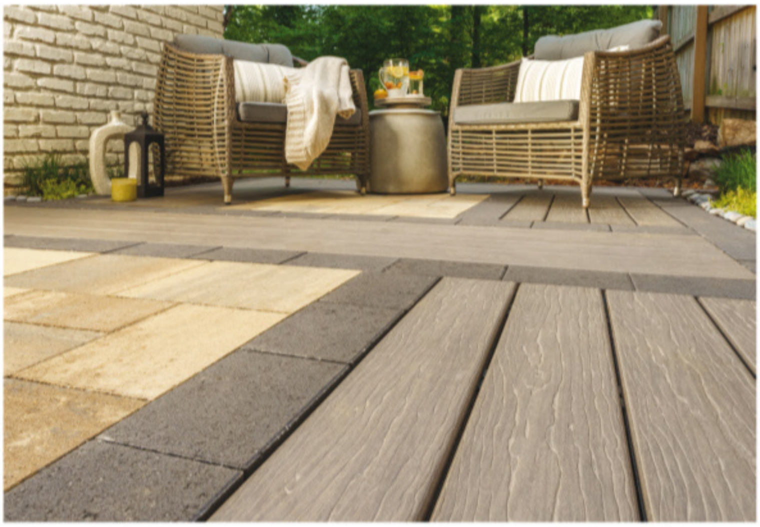
Is Wood Good?

It's hard to beat the beauty of real wood. And when you're dealing with a mid-century home that itself has striking natural components, wood decks make excellent bedfellows. It's also often the more affordable option. But its short-term gains may have long-term costs. Wood is susceptible to rot, insect damage and warping. The average lifespan of wood decks land somewhere in between 10 to 15 years, with hardwoods like ipe wood and mahogany outlasting soft woods like redwood and cedar. Maintenance for real wood consists of regular resealing and after a handful of years you may want to sand and refinish them to revive their original glow.



(ABOVE) "THE INSTADECK SYSTEM IS USED WITH MOISTURESHIELD DECK BOARDS TO CREATE A SIMPLE BUT BEAUTIFUL WOOD-TEXTURED PATIO," JOE SAYS. "THIS PARTICULAR DESIGN MATCHES WELL WITH A MID-CENTURY HOME, GIVEN ITS STARK BUT SIMPLE DESIGN AND PLACEMENT WITHIN THE YARD AS A STANDALONE FOCAL POINT."

(BELOW) "THIS IS THE MOISTURESHIELD INSTADECK OUTDOOR FLOORING SYSTEM," JOE SAYS. "THE SYSTEM'S ABILITY TO PAIR WITH 60MM PAVERS ENABLES YOU TO CREATE ANGULAR GEOMETRIC PATTERNS IN OUTDOOR FLOORING REMINISCENT OF THE CLASSIC MID-CENTURY DESIGN. YOU CAN EVEN CREATE PATTERNS LIKE STAGGERED RECTANGLES OR DIAMOND CONFIGURATIONS THAT ECHO SOME OF THE CLASSIC DESIGNS OF THE ERA."



The Case for Composite

Composite decking is usually made from a combination of wood and plastic (PVC) that is mixed, extruded and molded into boards. The initial cost is higher, but the product lasts much longer—between 25 and 30 years. Maintenance consists mainly of routine cleaning: regular sweeping and, when needed, a wash down with a hose and a cleaning solution of your choice.

Innovations in composite-deck manufacturing today addresses all kinds of needs. "We've got the ability to manufacture decks with CoolDeck® technology that actually reduces heat absorption by up to 35%," says Joe Raboine, vice president of design at Oldcastle APG. "The make-up of our composite either with Solid Core (an impermeable barrier that fights degrading) or Next Core (PVC and glass-fiber reinforced for strength) addresses the most common problems you might experience with decking and offers solutions for those."

Nostalgic Innovation

By **MICHELLE MASTRO**

An outdoor-furniture brand looks to the past to craft tomorrow's accessories for exterior spaces.

MID CENTURY MODERN DESIGN doesn't start or end at a home's front door. Outdoor furniture can offer a bit of Atomic-era charm to create a cohesive look across the landscaping, and that's exactly what the statement pieces by Tupelo Goods do. The brand brings a unique perspective to the furniture industry with its "design-forward" approach while creating products with meaningful and lasting impact, taking their designs cues from mid-century styling.

But Tupelo didn't have an MCM focus at its inception. In fact, Tupelo was not a furniture company at first. "We were creating products that were more focused on outdoor recreation and had more of a playful nature," says Steve Nichols, Tupelo's head of product and design. Instead, the brand got its start upon the launch of its popular Loop Chair—their very first chair design. "It was an experiment for us," Steve recalls. "When we finally launched the chair, the reception was so positive we knew we had found something to really lean into." They followed its success up with another chair design, taking a similar approach and, sure enough, Tupelo was off to the races.

EACH PIECE FROM TUPELO IS CRAFTED FROM THE SAME MOLD OF FAMILIAR YET NEW. FOR THAT REASON, STEVE NICHOLS FINDS IT DIFFICULT TO IDENTIFY A FAVORITE TUPELO WORK. "EACH CHAIR EXISTS FOR ITS OWN UNIQUE REASONS AND THEY DON'T COMPETE WITH EACH OTHER IN MY MIND," HE SAYS. BUT ANYONE LOOKING FOR A DESIGN THAT CAPTURES THE ESSENCE OF THE MID CENTURY MODERN MOVEMENT, HE RECOMMENDS STARTING WITH THE LOOP LOUNGE CHAIR FOR A CASUAL, RELAXING POSTURE AND A UNIQUE, BOLD LOOK. "I'D ALSO RECOMMEND A SET OF FRESCO DINING CHAIRS TO GO AROUND A TABLE FOR A FUNCTIONAL AND COMFORTABLE EXPERIENCE THAT HAS JUST THE RIGHT AMOUNT OF MCM NOSTALGIA."

NEW POSTURES, FURNITURE ACCESSORIES AND NEW PRODUCTS LARGE AND SMALL AWAIT. "WE'LL BE FOCUSED NOT JUST ON CREATING BRAND-NEW DESIGNS, BUT WE ALSO WANT TO EXPAND OUR PRODUCT OFFERINGS BY TURNING SINGLE DESIGNS INTO COLLECTIONS," STEVE EXPLAINS.

SOMETHING THAT SETS TUPELO GOODS' PIECES APART FROM OTHERS IS THAT THEY ARE COMPLETELY WATERPROOF. CONSTRUCTED OF MARINE-GRADE POLYETHYLENE USING ROTATIONAL MOLDING TECHNIQUES, EACH PIECE COMES IN ONE PIECE. AND WITHOUT ANY ASSEMBLY OR RUSTABLE COMPONENTS, YOU CAN SIMPLY HOSE THEM DOWN TO CLEAN THEM.

The company's design principles align with the philosophies of Mid Century Modern design. "We want to create designs that are bold and original. We also hold a deep respect and knowledge of the manufacturing processes from which our products are created," Steve says. It's a design philosophy that is in step with the future yet still harkens to the past since these beliefs were held by many MCM greats. "Maybe, most of all, the goal is to create designs that are timeless," Steve says. "We've never been interested in following trends and riding a wave of what's in vogue."

For Steve and Tupelo, Mid Century Modern style is a celebration of materials, unique forms and a reflection of the manufacturing explosion that was taking place during the mid-century. "I think you can see the influences of MCM in all my designs," he says. And that influence will always permeate his products in one way or another. "Sometimes it will be obvious, and other times more subtle," he says.

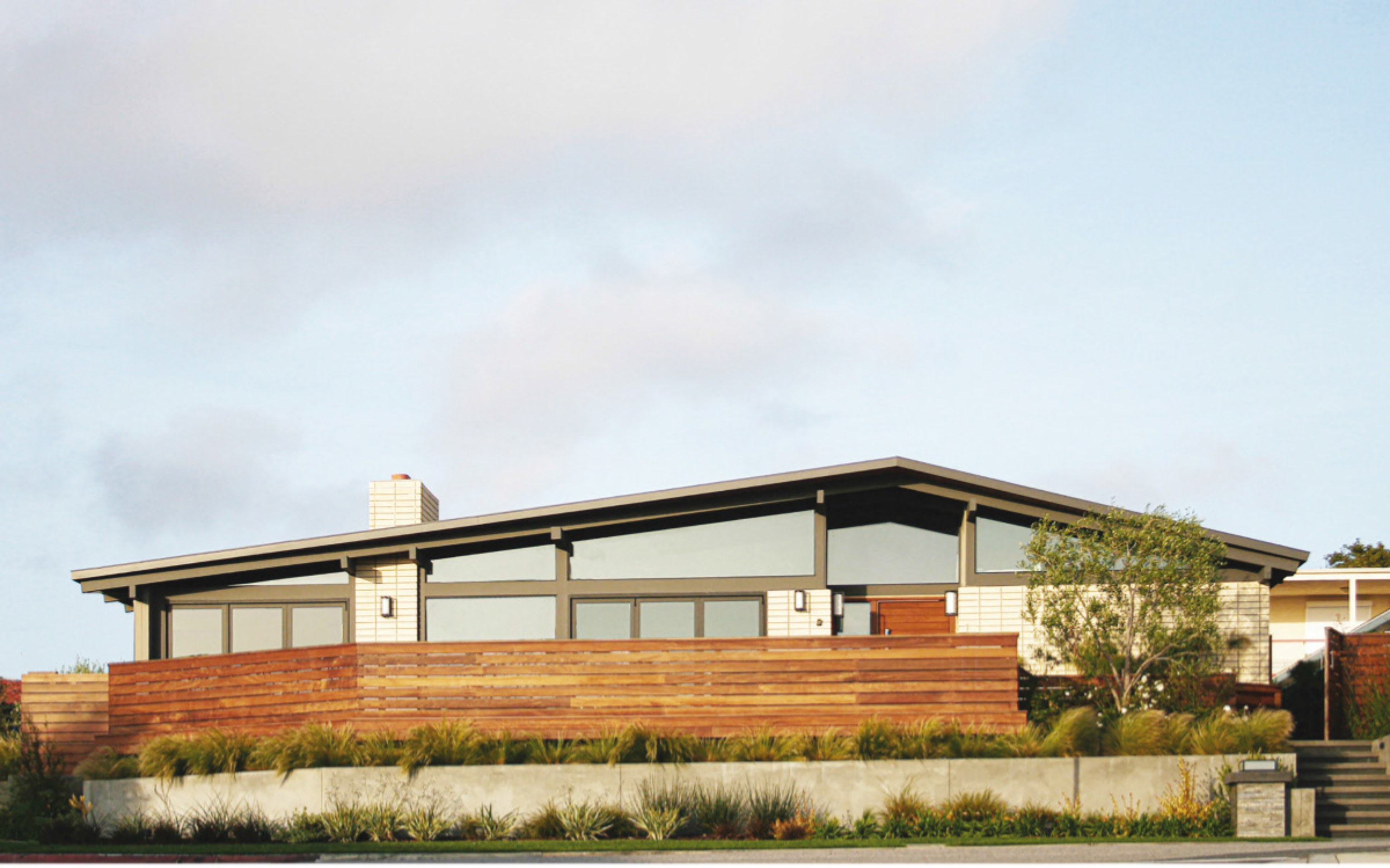
STEVE NICHOLS, (RIGHT), TUPELO'S HEAD OF PRODUCT AND DESIGN, PLAYS A GAME OF CORNHOLE IN THE TUPELO WAREHOUSE. OUTDOOR GAMES WERE THE FOCUS OF THE COMPANY UNTIL THE LOOP CHAIR LAUNCHED AND PAVED THE WAY FOR THE EXPANSION INTO OUTDOOR FURNITURE.

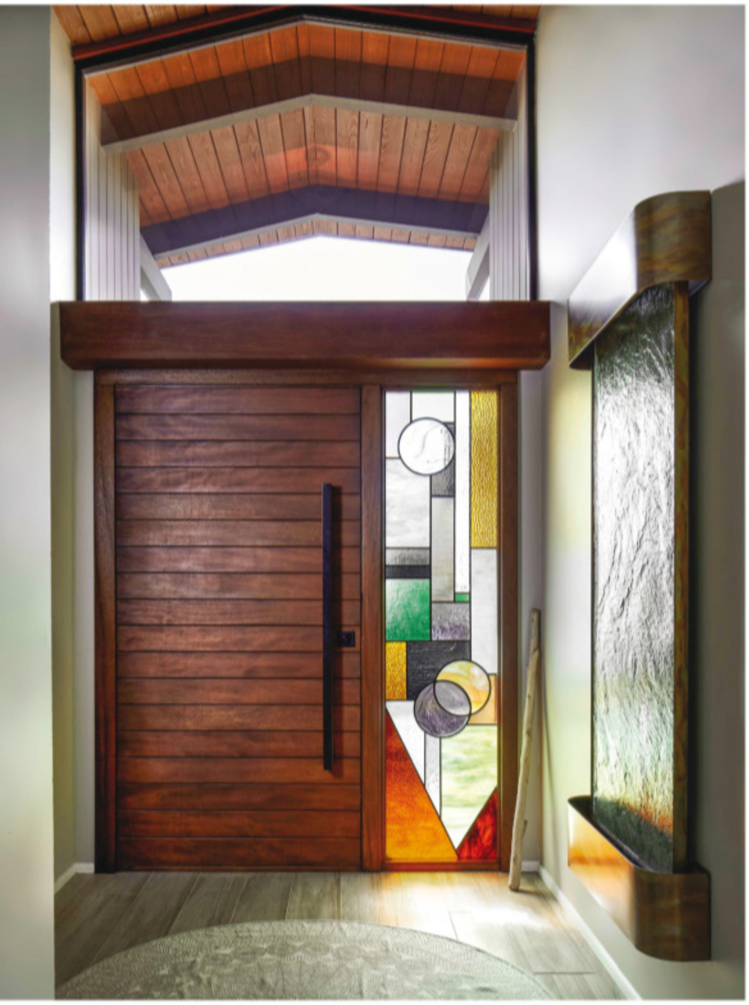
Come Together

This coastal-home renovation unites old and new, family and friends.

By **JICKIE TORRES**
Reporting by **DANA MAUER**
Photography by **WILLEM-DIRK DU TOIT**
and **DUSTIN MORRIS**

A great home grows with you. That's what the homeowners were hoping for when they found and fell in love with this home in San Clemente, California, complete with a central atrium and sunken conversation pit. They treasured the opportunity to own an original piece of mid-century history and wanted to preserve and honor it as much as possible, but they needed to make some functional adjustments to suit a young family's lifestyle. That's where Dustin Morris, principal at Eyoh and HiBo Interiors, came in.





(ABOVE) THE 3 BEDROOM, 2½ BATH HOUSE IS LOCATED IN SAN CLEMENTE, CALIFORNIA, WITH SWEEPING VIEWS OF THE OCEAN AND STEPS AWAY FROM THE BEACH. (LEFT) THE ARTFUL ENTRY IS PUNCTUATED BY A STAINED GLASS FEATURE THAT WAS DESIGNED AND MADE BY AMY LOU ROBIN, A CLOSE FRIEND OF DUSTIN'S.

"The goal was to create a space that felt true to its period but functioned as a modern beachside retreat," Dustin says. Key things on the family's list: creating a space where they could connect and grow together; enhancing the indoor-outdoor connection, especially given the ocean views and Southern California climate; and improving functionality while maintaining the period-specific aesthetic.

CREATING CONNECTION

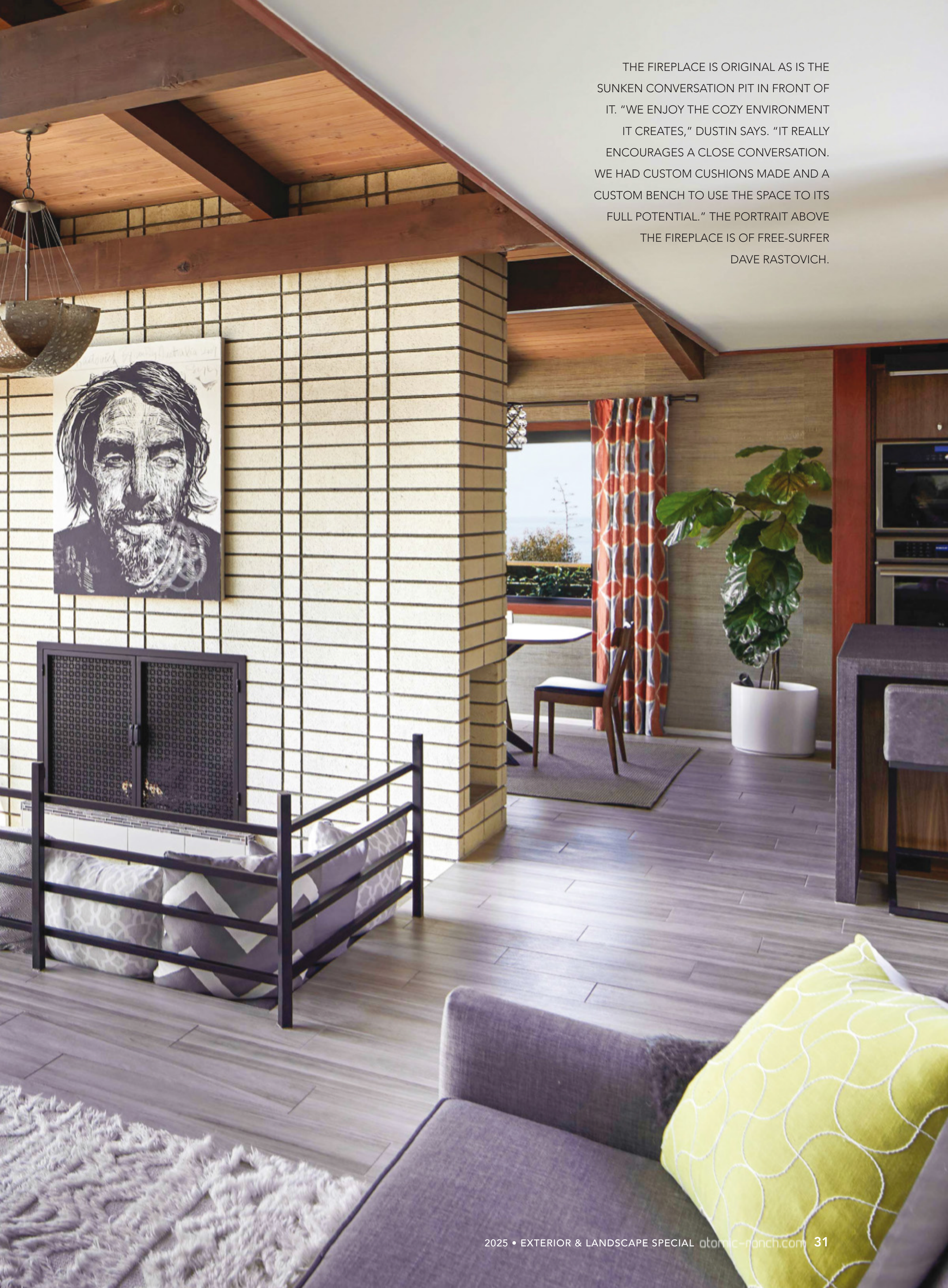
"The original design featured compartmentalized rooms, typical of mid-century architecture," Dustin says. Not only did this darken the interior, but it also failed to maximize the wonderful views. "Walls were removed and bi-folding doors were added to create an open floor plan that connects the living areas to the outdoors," he explains. "The yard was enhanced with a wrap-around wood deck and private courtyard, making it easier for the family to enjoy the outdoor spaces seamlessly."

THIS SPACE EXEMPLIFIES THE FLOW OF INDOOR-OUTDOOR SPACES, AS THE ATRIUM CONNECTS TO THE PATIO DECK VIA THIS SMALL FAMILY ROOM.

> “Mid Century Modern has a simple, playful nature to the way it brings different materials together.”

The kitchen, typical of the era, was one of the closed-off spaces. As with many families today, this needed to be the heart of the home. The Eyoh team gutted it and removed a wall that separated it from the rest of the spaces. “So, opening that up made such a difference in the flow of natural light and ventilation to the kitchen. It also activated the other spaces and connected the dining, living and kitchen and music room.” They kept the footprint of the original but installed all new cabinetry and added an island. “The island was a key feature for the kids to lay their homework out and be near the kitchen activity and for the family to be together with each other while food prep was happening,” Dustin adds.

Perhaps best of all, all these updates allowed the atrium to breathe. “The courtyard is the natural lung of the home, providing natural light and ventilation throughout. Originally, there were walls blocking the flow of light, so removing those walls allowed for more natural light to filter through the home,” Dustin says.



THE FIREPLACE IS ORIGINAL AS IS THE SUNKEN CONVERSATION PIT IN FRONT OF IT. "WE ENJOY THE COZY ENVIRONMENT IT CREATES," DUSTIN SAYS. "IT REALLY ENCOURAGES A CLOSE CONVERSATION. WE HAD CUSTOM CUSHIONS MADE AND A CUSTOM BENCH TO USE THE SPACE TO ITS FULL POTENTIAL." THE PORTRAIT ABOVE THE FIREPLACE IS OF FREE-SURFER DAVE RASTOVICH.

SMART MATERIALS

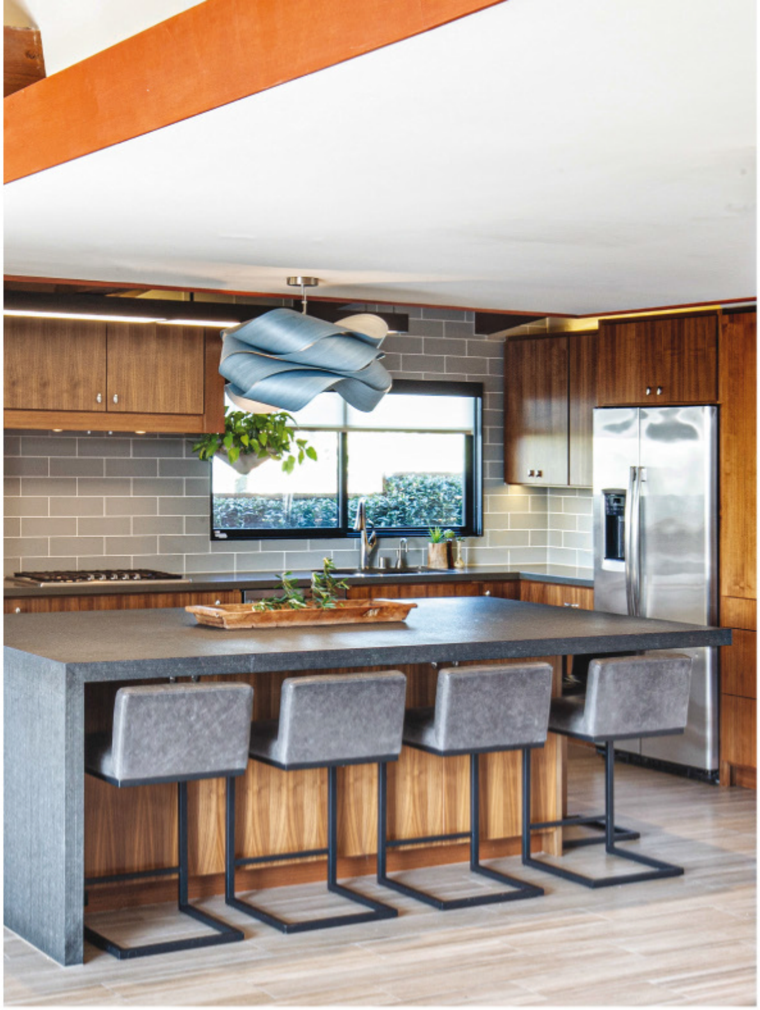
Choosing the finishes was an artful balance of form and function. "All the surfaces are waterproof in the public part of the home," Dustin says. "With their close proximity to the beach and the need to open up the home and be connected to the outdoors, the floors were chosen to be weatherproof and endure sandy beach feet. The bedroom areas transition to a chevron-engineered hardwood that provides warmth to the private areas."

Eyoh and the homeowners also worked together to update certain features like tile. "We wanted to update the home with current materials, but with patterns and colors that we felt were part of the time period," Dustin explains. "We had custom tiles made with specific colors to tie to the mid-century era."

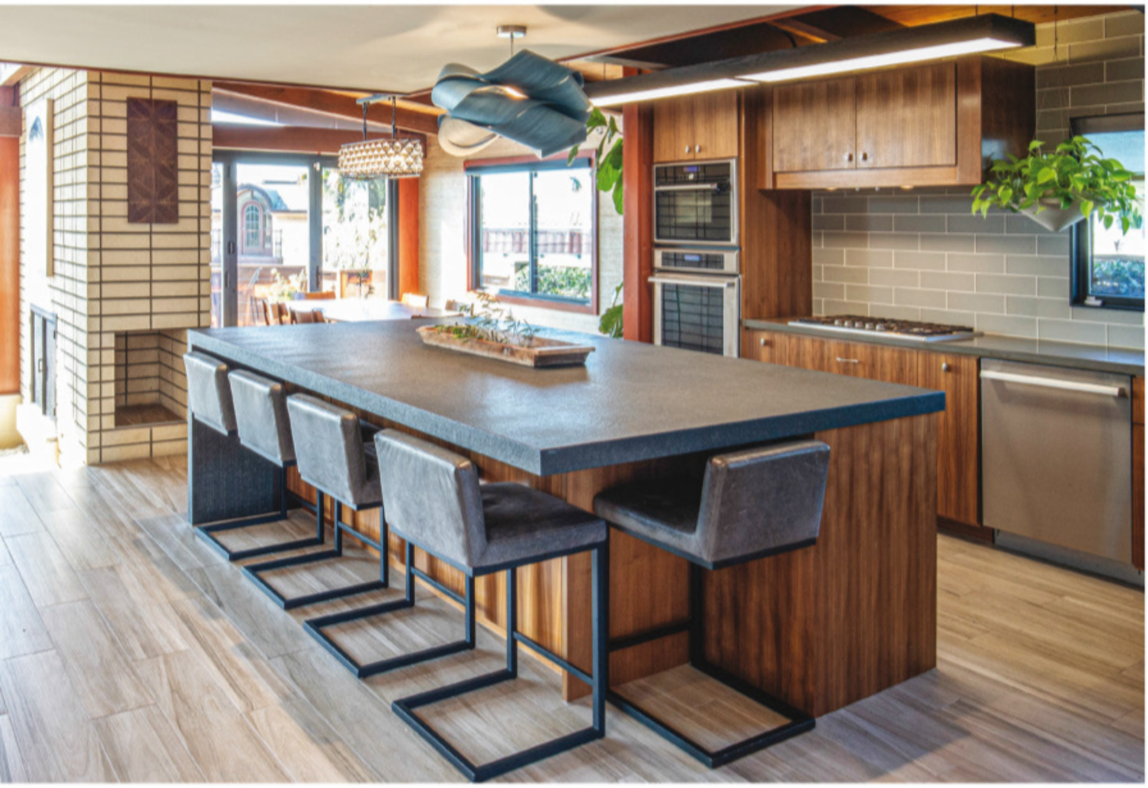
"Mid Century Modern has a simple, playful nature to the way it brings different materials together," he says. "There is a simplicity to the detailing due to the notion of 'form follows function,' a key phrase used in this period. So, a simple approach to materials and details with an almost playful nature brings in that Mid Century Modern feel."

VISUAL & FUNCTIONAL FEATURES

For Dustin, what stands out most in this project is how it's all connected by the beautiful beachside breeze. "The natural light and ventilation that comes from the central courtyard and the vegetation in it is such a beautiful feature," he says. "The common outlook on homes is to maximize square footage, and clients are rarely open to keeping a courtyard or creating one—they would rather have more square feet—so having that courtyard is really special." Thus, maximizing the natural light and ventilation for every room was key to take advantage of. In particular, the primary suite, which Eyoh enhanced by privatizing a small courtyard, which allowed the bedroom to flow to the outdoors. The now-ensuite courtyard fills both the bedroom and bathroom with natural light and ventilation. A slider door in the shower and an outdoor bathtub give the opportunity to bathe outside all year round as the home caters for the easy flow off the beach and into the home. "Both the bathroom and the primary bed open onto it, and it is a living sculpture as it changes with the weather and provides all the spaces with natural light and air," Dustin adds.



"THE KITCHEN IS ALL NEW. IT WAS IN THAT LOCATION, BUT THE CABINETRY AND THE ISLAND ARE ALL NEW," DUSTIN SAYS. "THERE WAS A WALL ENCLOSING THE KITCHEN THAT SEPARATED IT FROM ALL THE SPACES, SO OPENING THAT UP MADE SUCH A DIFFERENCE IN THE FLOW OF NATURAL LIGHT AND VENTILATION TO THE KITCHEN. IT ALSO ACTIVATED THE OTHER SPACES AND CONNECTED THE DINING, LIVING, KITCHEN AND MUSIC ROOMS."

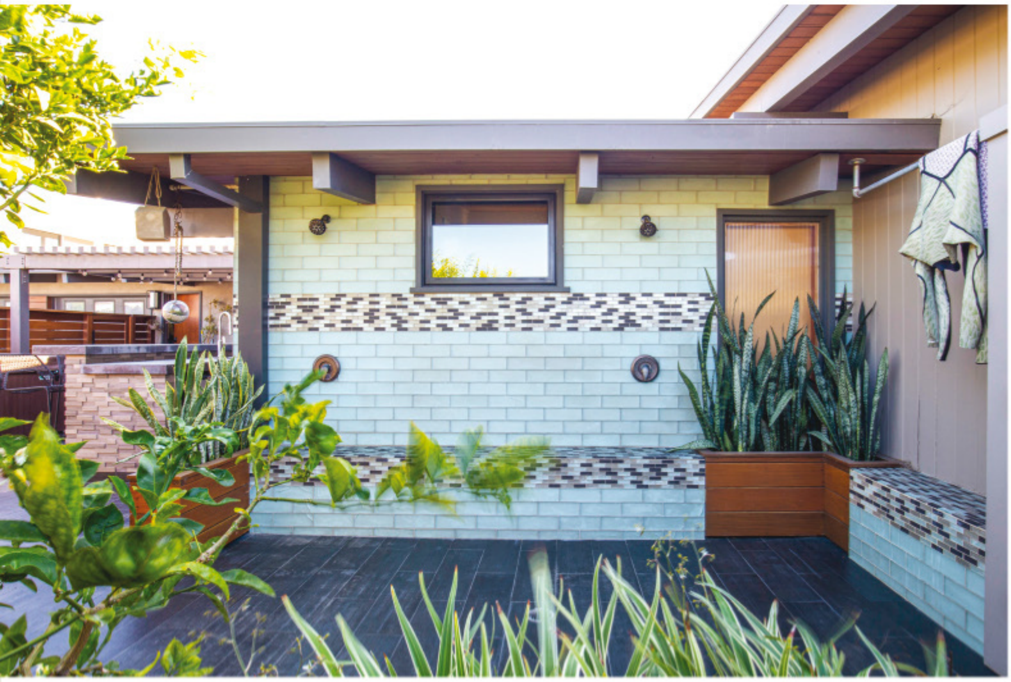


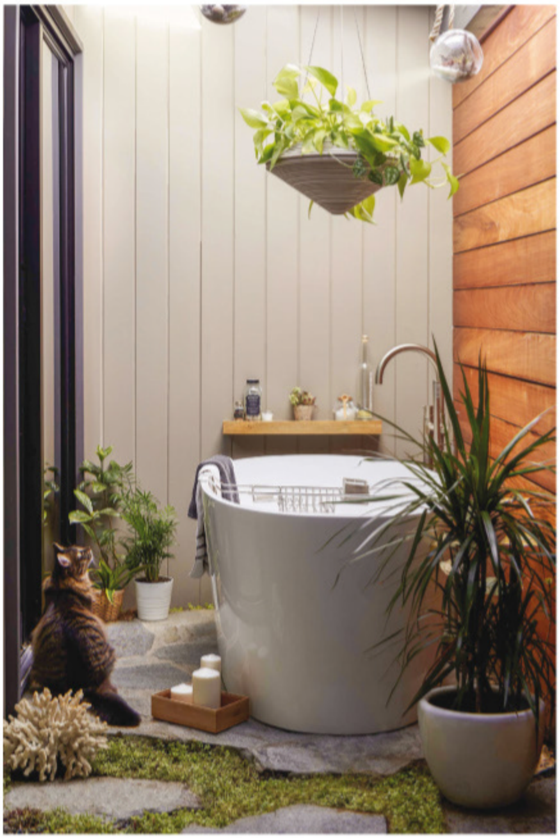
"I believe in opening up all the windows and doors as much as possible. It's the healthiest way to live, so it is exciting when clients are on board with that approach because beautiful spaces that celebrate living can come to life," Dustin says.

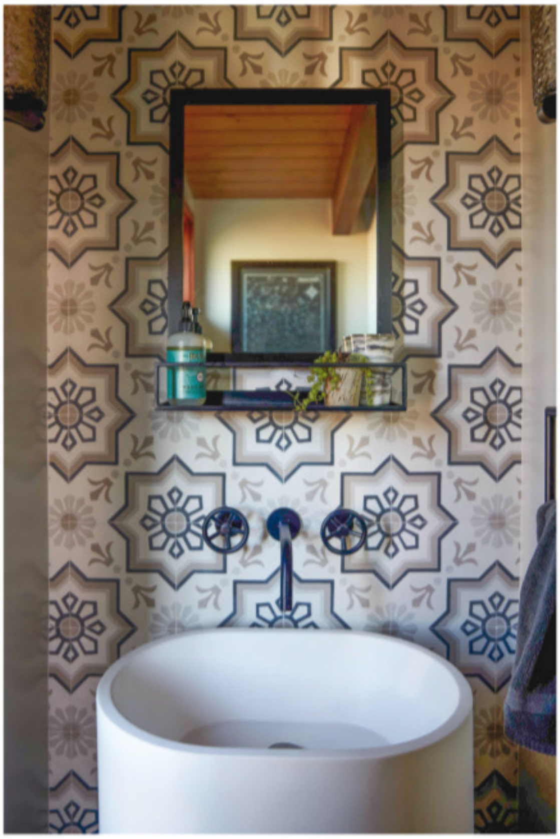
The success of the project lies in the fact that it's hard to tell where the original features end and new features start. "This home feels like it was initially designed that way," Dustin says proudly. "That was the goal; we wanted to respect the era and time period and blend with the existing in a way that it was a seamless connection—and also improve the quality of life for the family with all the modern luxuries."

The connection theme doesn't end with the floor plan or the indoor-outdoor flow. It continues with the inhabitants and the design team. "We loved the family and loved working with them. Through this project, we have become close friends, which is felt in the project. An amazing friendship was born out of it. Seeing a young family thrive in a home you helped create is an incredible reward," Dustin says. "With mid-century [design], you feel the concern and focus with every little detail, so when you are in it, it feels like the list is never-ending; it can feel overwhelming. But when it's all done and you take a step back and look at it, we are proud of this home. It feels authentic from afar, and the closer you get, you feel the care poured into every detail." ❋

DUSTIN CHOSE A TONE-ON-TONE APPROACH TO THE BEDROOM. "MID CENTURY MODERN LOVES GRAY, SO DIFFERENT HUES OF GRAY WERE USED THROUGHOUT THE HOME," HE SAYS.





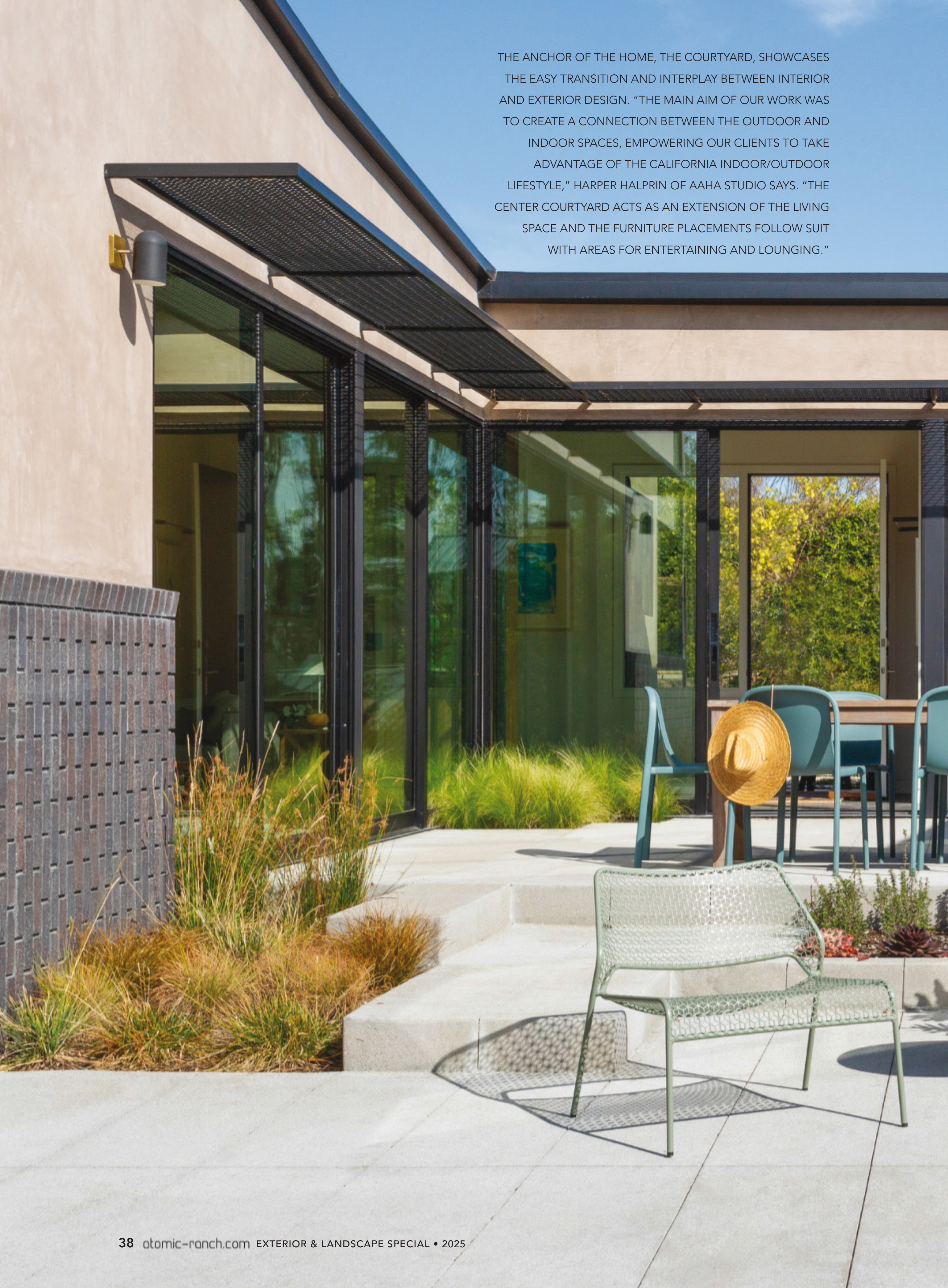


(TOP, LEFT) DUAL OUTDOOR SHOWERS ARE APROPOS FOR A BEACH HOME WHERE YOU CAN RINSE OFF AFTER HITTING THE SAND.

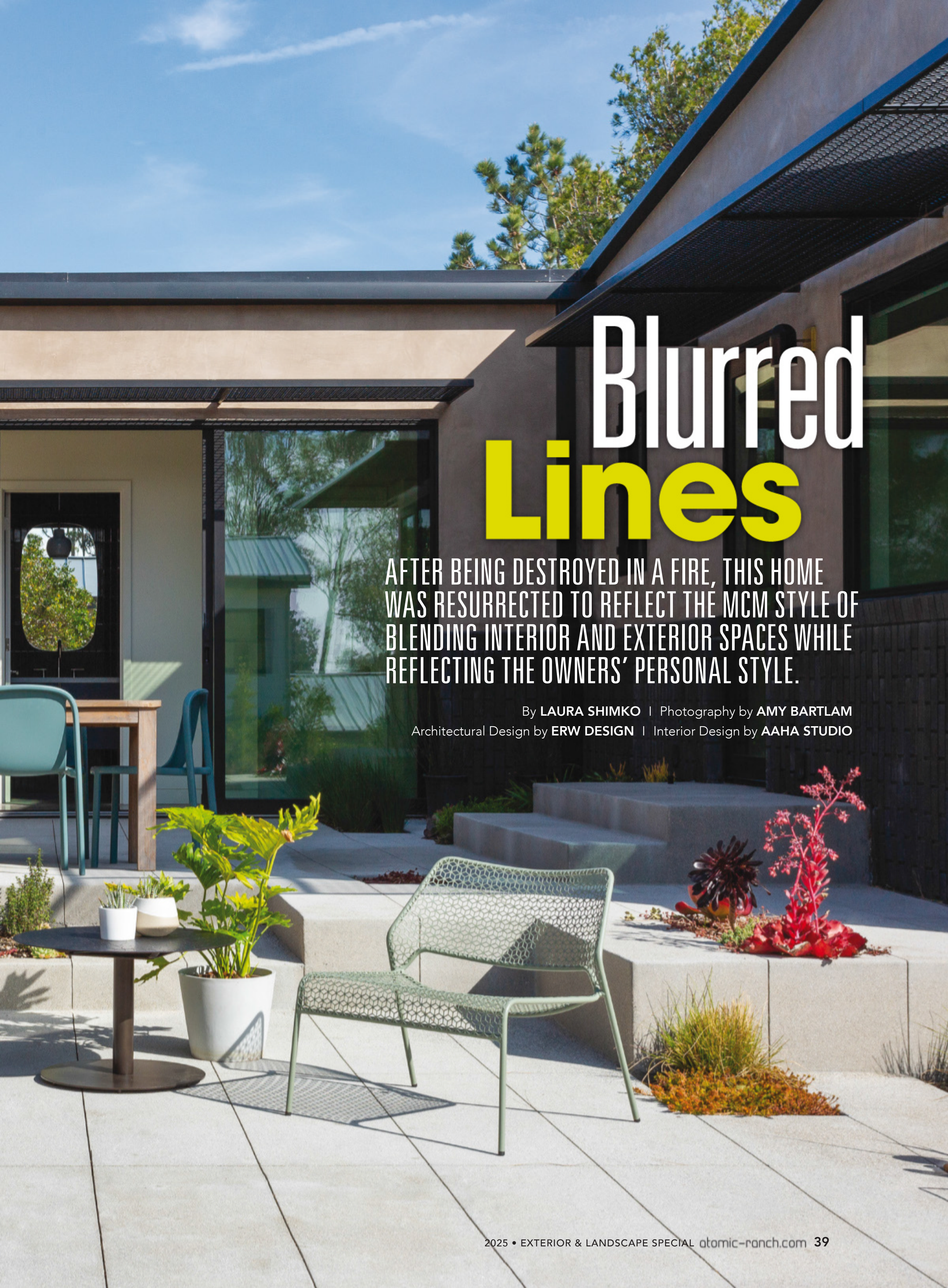
(ABOVE, LEFT) THE PRIVATE COURTYARD IS AN EXTENSION OF THE PRIMARY BATH. "IT'S OPEN TO THE RAIN. BATHING IS CELEBRATED, AND I THINK ANYTIME YOU CAN BATHE OUTSIDE IS SUCH A LUXURY," DUSTIN SAYS. "WHAT BETTER THAN TO HEAR THE BIRDS WHILE YOU SHOWER IN THE MORNING OR LOOK UP AT THE STARS FROM YOUR BATH AT NIGHT?"

(TOP, RIGHT) THE SMALL POWDER ROOM GETS A BIG STYLE INJECTION WITH A MOORISH MOTIF STYLE, GIVING THE SPACE A '70S NOD.

(ABOVE, RIGHT) A REFLECTION THROUGH THE PRIMARY BATH REVEALS THE BEAUTIFUL TILE CHOSEN FOR THE WALL, WHICH GOES ALL THE WAY THROUGH THE SHOWER. THE EYOH TEAM ADDED THE SLIDER DOORS THAT LEAD OUT TO A NOW-PRIVATE COURTYARD WITH AN OUTDOOR TUB.



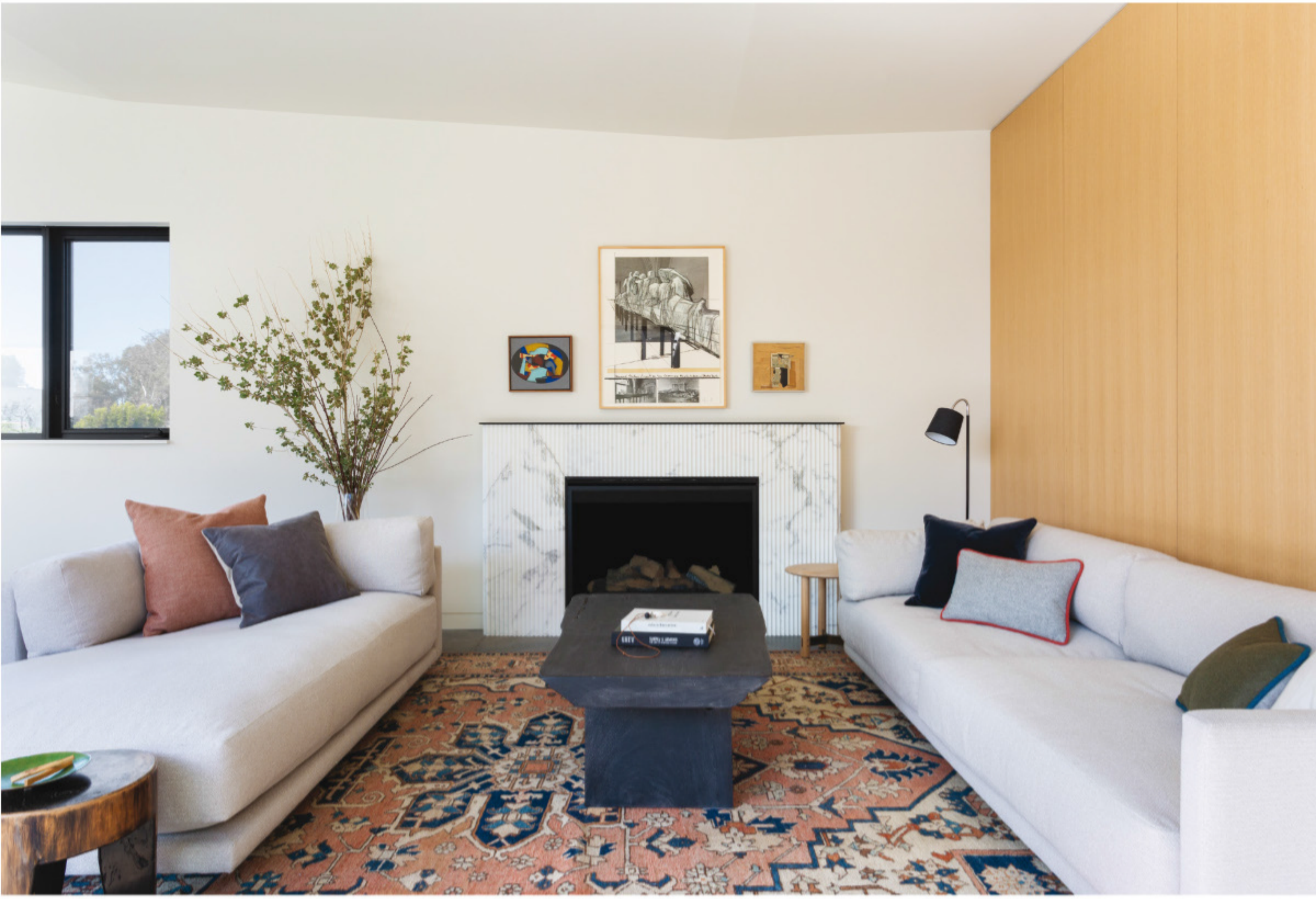
THE ANCHOR OF THE HOME, THE COURTYARD, SHOWCASES THE EASY TRANSITION AND INTERPLAY BETWEEN INTERIOR AND EXTERIOR DESIGN. "THE MAIN AIM OF OUR WORK WAS TO CREATE A CONNECTION BETWEEN THE OUTDOOR AND INDOOR SPACES, EMPOWERING OUR CLIENTS TO TAKE ADVANTAGE OF THE CALIFORNIA INDOOR/OUTDOOR LIFESTYLE," HARPER HALPRIN OF AAHA STUDIO SAYS. "THE CENTER COURTYARD ACTS AS AN EXTENSION OF THE LIVING SPACE AND THE FURNITURE PLACEMENTS FOLLOW SUIT WITH AREAS FOR ENTERTAINING AND LOUNGING."



Blurred Lines

AFTER BEING DESTROYED IN A FIRE, THIS HOME WAS RESURRECTED TO REFLECT THE MCM STYLE OF BLENDING INTERIOR AND EXTERIOR SPACES WHILE REFLECTING THE OWNERS' PERSONAL STYLE.

By **LAURA SHIMKO** I Photography by **AMY BARTLAM**
Architectural Design by **ERW DESIGN** I Interior Design by **AAHA STUDIO**



"WE WANTED THE LIVING ROOM TO FEEL FORMAL ENOUGH TO PUT ITS BEST FOOT FORWARD AT THE ENTRY OF THE HOME AS WELL AS COMFORTABLE ENOUGH TO LOUNGE AROUND IN," HARPER SAYS. THE WOOD-PANELED WALL REFLECTS THE WARM TONES IN THE KITCHEN DIRECTLY ACROSS. AS THE FOCAL POINT OF THE ROOM, THE FIREPLACE FEATURES A TEXTURED STONE SURROUND AND METAL MANTEL. "THE ART ABOVE THE FIREPLACE GROUNDS THE SPACE, ADDING A POP TO THE MODERN ARCHITECTURE AND NEUTRAL BLU DOT SUNDAY SOFA," HE SAYS. "THE CLIENT ALSO HAS A LOVE FOR VINTAGE PIECES, SO WE INCORPORATED AN ANTIQUE PERSIAN HERIZ RUG INTO THE SPACE AS THE GROUNDING ELEMENT."

(OPPOSITE) IN THE ENTRY OF THE HOME, A MIXTURE OF NATURAL LIGHT AND MATERIALS, LIKE SOFT WOOD FINISHES, PROVIDES A WARM AND WELCOMING FEEL. "WOOD SLATS WERE STRATEGICALLY USED TO DEFINE THE SPACE, PROVIDING SUBTLE SEPARATION WHILE MAINTAINING A SENSE OF OPENNESS AND FLOW," HARPER SAYS. "THIS APPROACH ENSURES THAT THE ENTRY FEELS CONNECTED TO THE REST OF THE HOME, SETTING THE TONE FOR ITS COHESIVE DESIGN."

Rebuilding a house after a tragic loss presents a necessity to rework and breathe new life into the remains. When the Woolsey fire in 2018 claimed this Malibu, California, property, the homeowners decided it was a chance to recreate and enhance the home they had before in an entirely new build. Collaborating with the architectural team at ERW Design, Harper Halprin, founder and principal at AAHA Studio, worked to bring the family's vision to life through providing a thoughtful and personalized interior design as well as exterior elements to create cohesion and emphasize the connection between interior and exterior living spaces. Drawing clean lines, natural materials and a seamless indoor/outdoor transition from Mid Century Modern design, the collaborative teams forged a new home from the ashes of the old.

THE AAHA STUDIO TEAM WORKED HARD TO CREATE A KITCHEN THAT SEAMLESSLY BALANCES STYLE AND FUNCTIONALITY WHILE CONTINUING THE MID MOD MEETS SCANDINAVIAN DESIGN. "TO ACHIEVE THIS, WE INCORPORATED SLEEK WOOD CABINETRY AND MINIMALISTIC MILLWORK FOR A REFINED, TIMELESS LOOK," HARPER SAYS. "THIS WAS COMPLEMENTED BY BOLD, DISTINCTIVE LIGHT FIXTURES AND CAREFULLY SELECTED FURNITURE TO ADD POPS OF COLOR AND PERSONALITY."

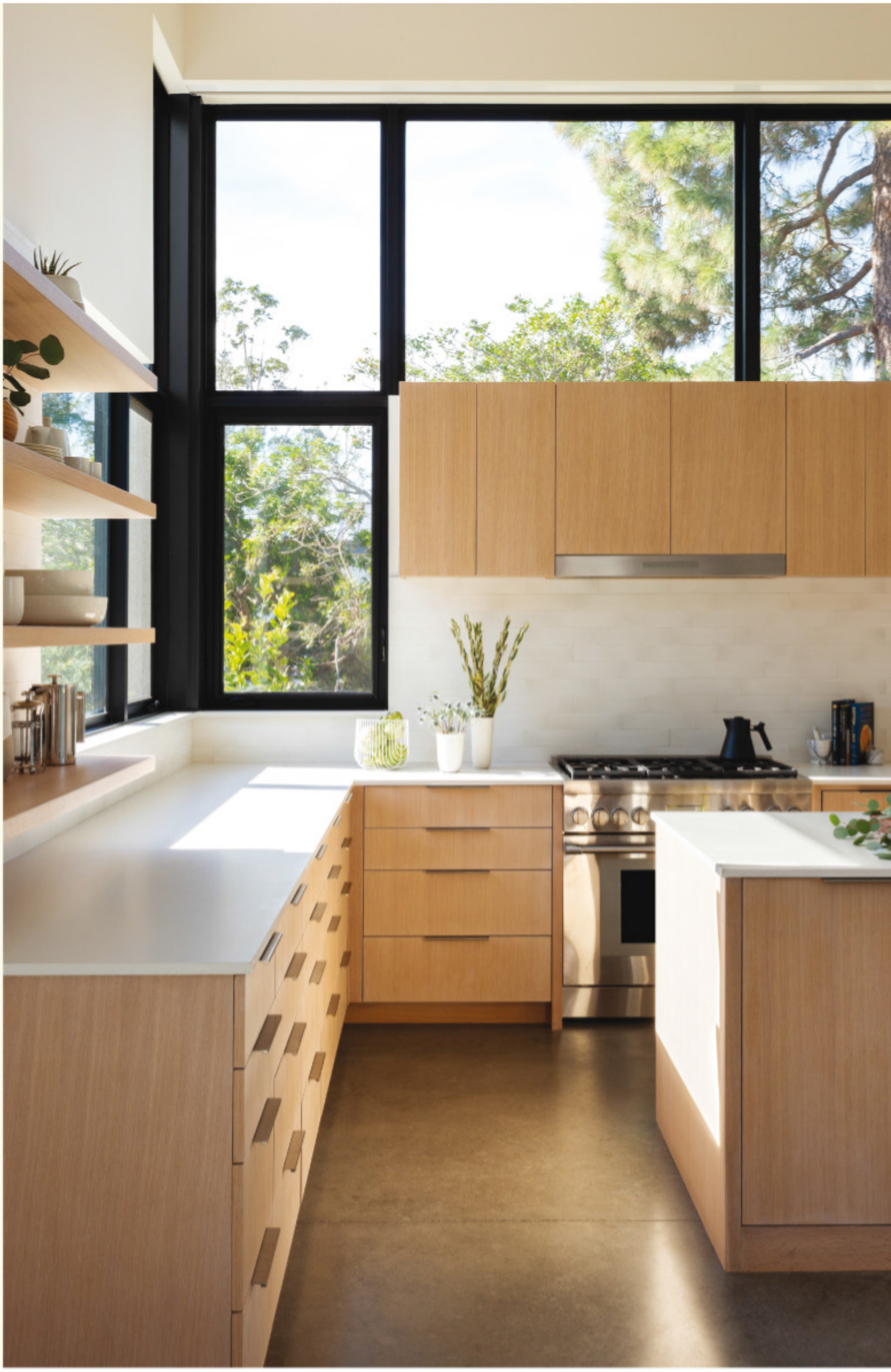
OUTSIDE IN

Birthed on the coast of California, this home sits at the perfect juncture of temperate climate and lush and lovely vistas. This provided the right opportunity to utilize one of the hallmarks of Mid-Century Modern style: the seamless movement between indoor and outdoor living spaces. ERW Design ensured that the layout of the home is centered around a courtyard, each room running off this meeting point separated by ceiling-to-floor glass doors that blur the lines between interior and exterior. "The architects designed the footprint of the house with the courtyard at the center, acting as the anchor of each interior space," Harper says. "The design aims to create a connection between the interior and exterior spaces so our clients could take full advantage of access to the outdoor spaces that the property offers."

Warm it Up

One of the dangers of a light and/or neutral palette combined with Mid Century Modern style is the possibility of leaning too far in the direction of cold and sterile. To avoid this undesirable end, the team at AAHA Studio offers the following tips on how to inject warmth into your next home build or renovation.

- **Go Natural.** Especially in a Mid Century Modern home, utilizing natural materials is a great way to stay true to your style while also allowing in that feeling of warmth. "Incorporate natural materials such as wood millwork that align with the sleek lines of a modern house while infusing warmth into the space," Harper says.
- **Take it Up a Notch.** Think outside the box and bring in textures, colors, furniture, art and other elements that are warm and inviting. Not only does this allow the opportunity to add warmth to any space, but it also allows you to inject your own style and creativity.
- **Let in the Light.** It is all around us but often overlooked: Natural light is a simple way to increase warmth in your home. "Incorporate natural light through intentional window placement and skylights," Harper says. Of course, this involves a fair bit of architectural planning and rethinking spaces, especially in older homes, but the payoff is worth it.



(OPPOSITE) THE AAHA STUDIO TEAM INCORPORATED THE HOMEOWNERS' LOVE OF BLUE AS A THREAD THAT WEAVES THROUGHOUT THE HOME DESIGN, BRINGING A PERSONAL TOUCH AS WELL AS COHESION THROUGHOUT THE HOME. HERE IN THE DINING ROOM, SOFT BLUE CHAIRS POP AGAINST THE STARK BLACK TABLE AND PENDANT LIGHTS AND HELP TO DELINEATE THE DINING SPACE FROM THE KITCHEN AREA.

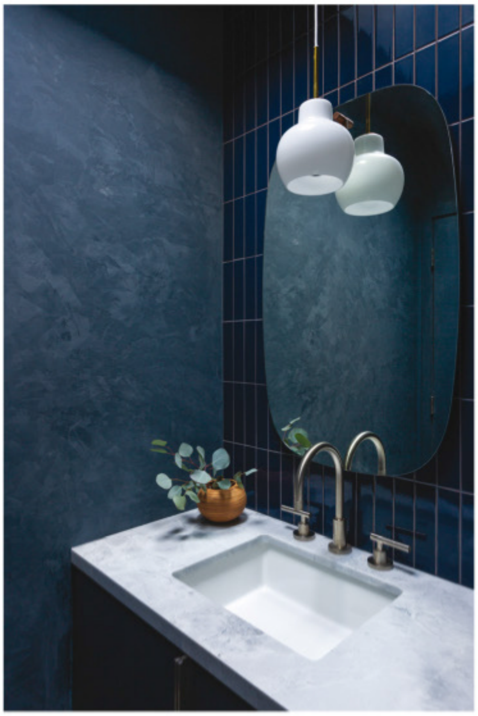
(ABOVE) WINDOWS PROVIDE A LOVELY GLIMPSE INTO THE OUTSIDE GARDEN AND ALLOW NATURAL LIGHT TO POUR GENEROUSLY INTO THE KITCHEN. CAESARSTONE COUNTERTOPS PROVIDE A CLEAN, SIMPLE AND PRACTICAL WORK SURFACE THAT IS BALANCED BY THE WARM WHITE OAK PANELING AND CABINETRY.

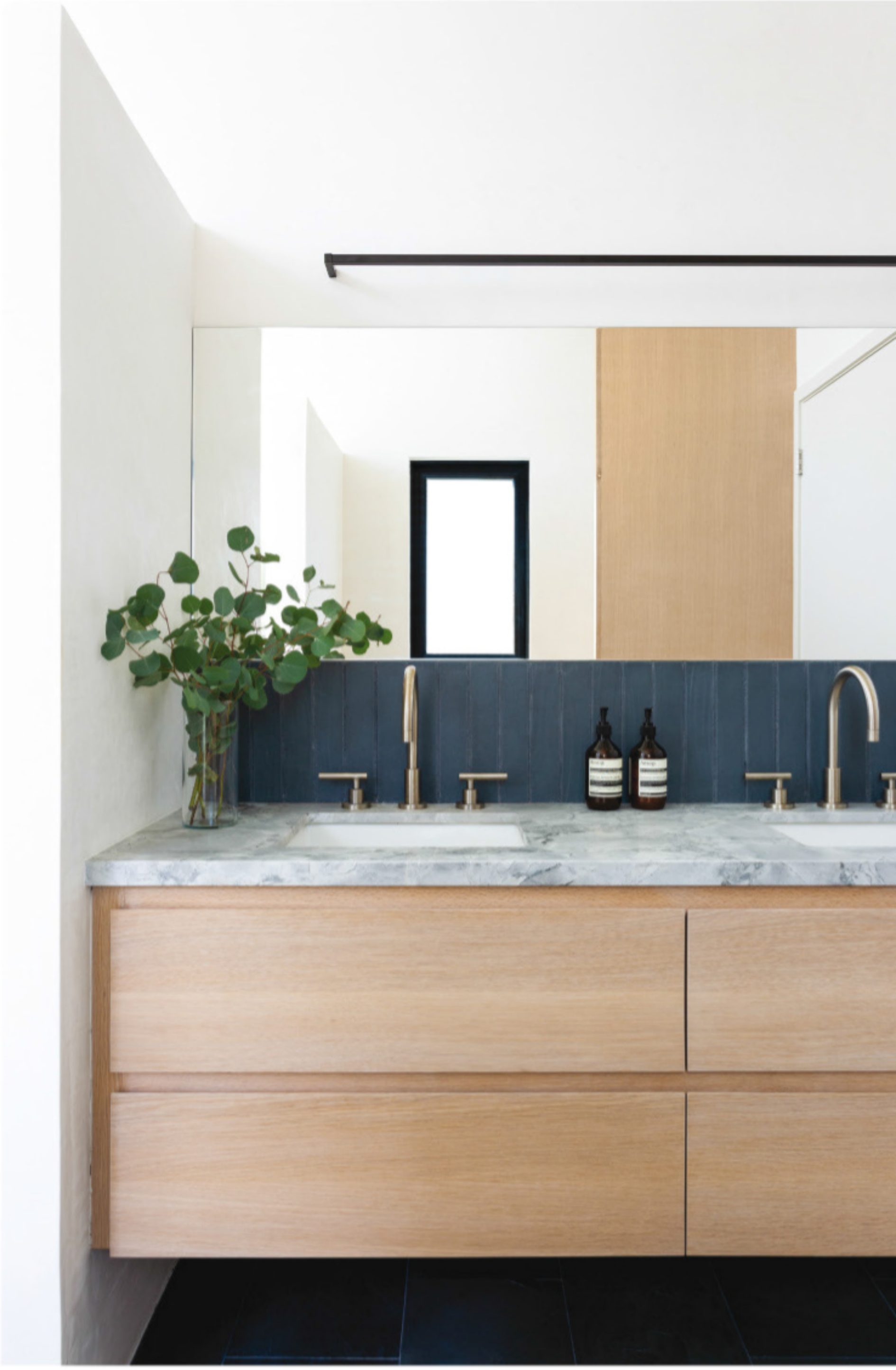
The AAHA Studio team came in after the architectural work was complete to give color, texture and style to the bones. "The design aimed to create a seamless flow throughout the spaces so that the entire property felt like a cohesive envelope inside and out," Harper says. "We used the home's architectural features as a canvas and guide for our creative process." To ensure design cohesion, the AAHA team worked with the ERW team to select exterior finishes that reflected interior choices. "The interior palette was incorporated in different ways in various spaces throughout the home as well as constant play of the relationship between the inside and outside with special flow, views and light."

WARM, MOODY & MID MOD

Drawing from the landscape, the AAHA team brought together a primarily neutral palette, beachy textures and a theme of blue throughout the design to accomplish connection and cohesion both in the interior and exterior of the home as well as to give the design a custom touch. The calm, clean palette is injected with warmth by wood finishes and an abundance of natural light supplied by the clerestory and walls of windows. Mid Century Modern design influences are infused throughout. Architecturally, clean lines and a modern roofline alongside the clerestory windows provide the most visually compelling connections to mid mod design. For the interior design, the oak screen entry, wood paneling and polished concrete flooring are an obvious nod, with callouts and references in the exterior brick finish as well.

RELAXED AND COZY, THE PRIMARY BEDROOM EMPHASIZES THE NEUTRAL PALETTE TO CREATE A SENSE OF CALM AND REST. "SIMILAR TO THE REST OF THE HOUSE, NATURAL MATERIALS ARE EMPHASIZED THROUGH THE MILLWORK HERE, CREATING A NEUTRAL BACKDROP FOR THE MID-CENTURY BEDFRAME, WORLEY'S LIGHT FIXTURES AND A VINTAGE PERSIAN RUG," HARPER SAYS.





(TOP, LEFT) THE POWDER ROOM BOASTS OF THE MOST DRAMATIC ITERATION OF THE BLUE THEME, WITH A MOODY, TEXTURED PORTOLA ROMAN CLAY FINISH AND A BOLD, GLOSSY NAVY HANDMADE FIRECLAY BACKSPLASH BALANCED BY A MARBLED GRAY SLAB COUNTERTOP AND SOFT WHITE PENDANT LIGHT.

(ABOVE, RIGHT) THE PRIMARY BATH CONTINUES THE CALM NEUTRALITY OF THE BEDROOM WHILE QUIETLY DRAWING IN SOME OF THE MOODIER ELEMENTS PRESENT THROUGHOUT THE HOME. CLEAN LINES AND NATURAL MATERIALS ONCE AGAIN REFLECT THE MID CENTURY MODERN MEETS SCANDINAVIAN STYLE.

(ABOVE, LEFT) SIMPLICITY IS ONE OF THE HALLMARKS OF THIS HOME DESIGN, A NOD TO THE MINIMALIST FEEL OF SCANDINAVIAN STYLE. HERE IN THE PRIMARY BATHROOM, THE SHOWER CONTAINS THE BARE MINIMUM FOR FUNCTION, WHICH EFFORTLESSLY PLAYS INTO THE OVERALL DESIGN OF THE REST OF THE HOME.

Against this backdrop, color pops and shines in a brilliant and unique way. "The client had a deep appreciation for the color blue, so we incorporated it thoughtfully throughout the space to reflect their personal style," Harper says. "Additionally, the family's remarkable art collection played a significant role, with each piece carefully curated and placed throughout the project to enhance the design while celebrating their unique taste and passion for art." From bold yet soft dining chairs in the kitchen and dining area to the deep, dramatic fireclay tiles in the powder room, blue ties together the various spaces of the home. However, this isn't the only element that the AAHA team used to set the tone for each space. In the powder room, they brought together materials, color and lighting to create the exact look and feel they wanted to achieve. "We leaned into the moodiness of the indirect light from above and went all in with the blue Portola Roman Clay finish," Harper says. "It is accented seamlessly with the handmade fireclay blue tiles."

In the end, this home provides an excellent example of a home being designed to fit and utilize its location and surrounding landscape. Anchored by the outdoor living area courtyard, each primary interior space is defined by its relation to the exterior and thus inextricably connected to it. This creates an effortless cohesion throughout the design of the home, both inside and out. Taking advantage of the famed California climate, this home is just the right mix of relaxed and modern. ✲

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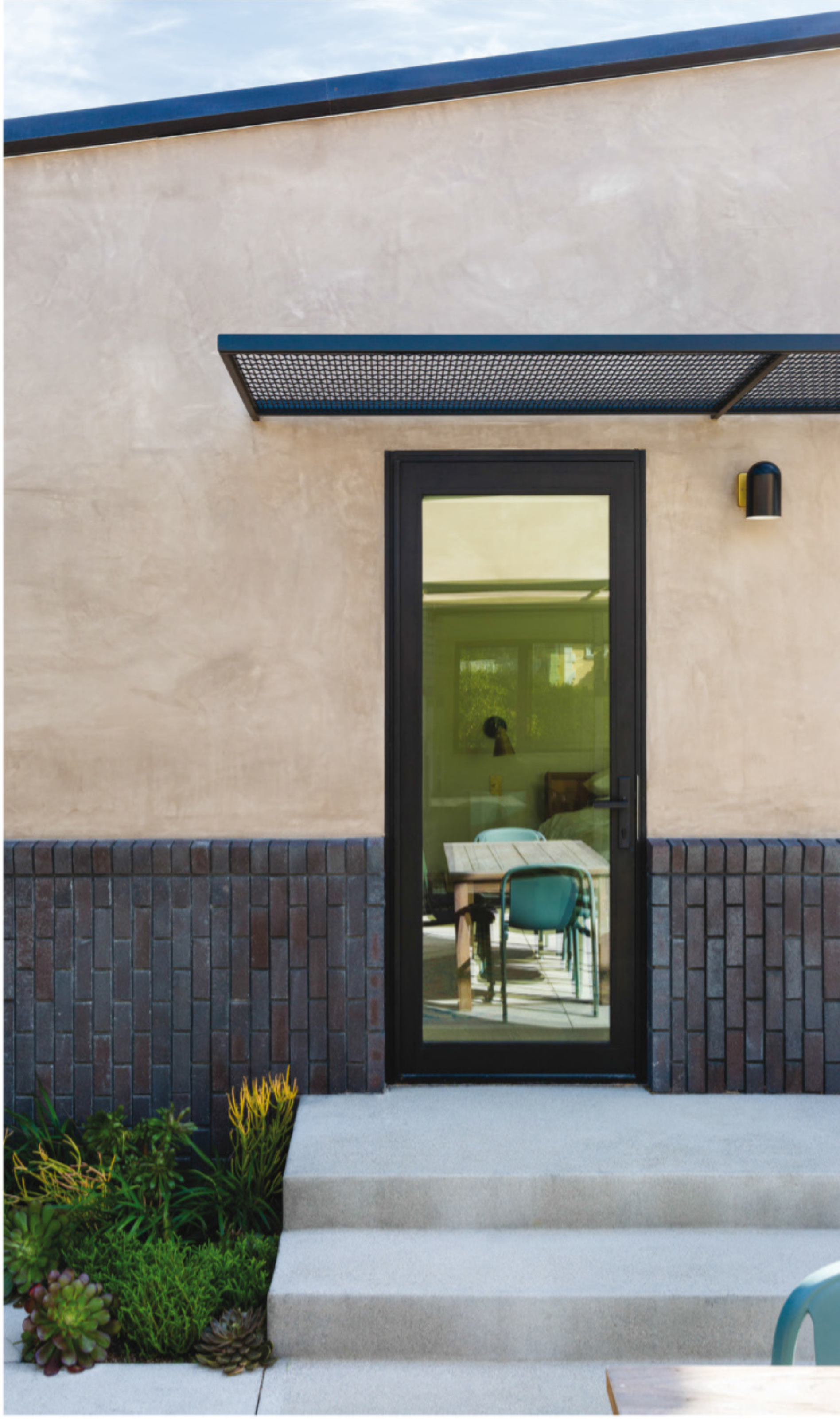
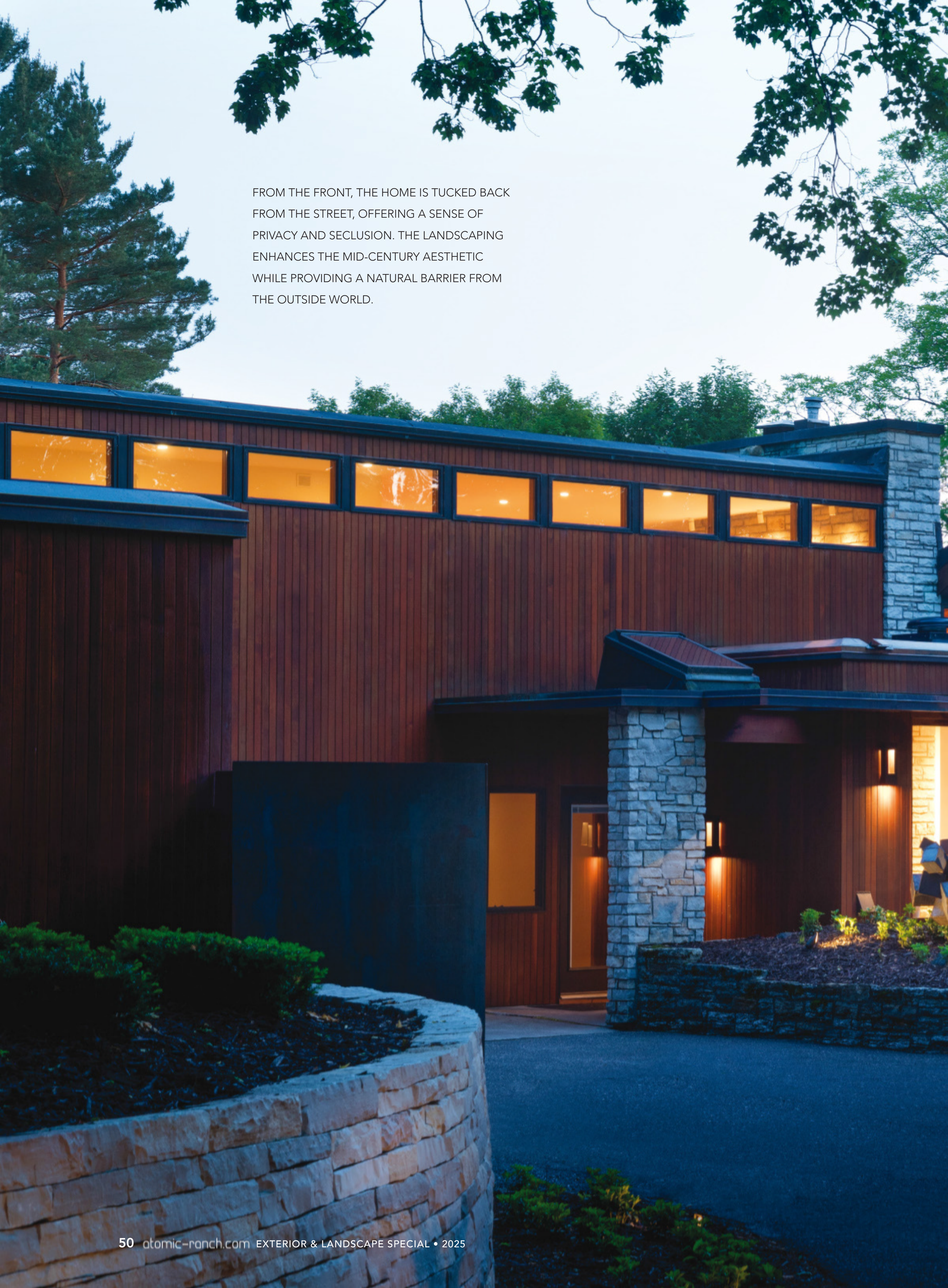
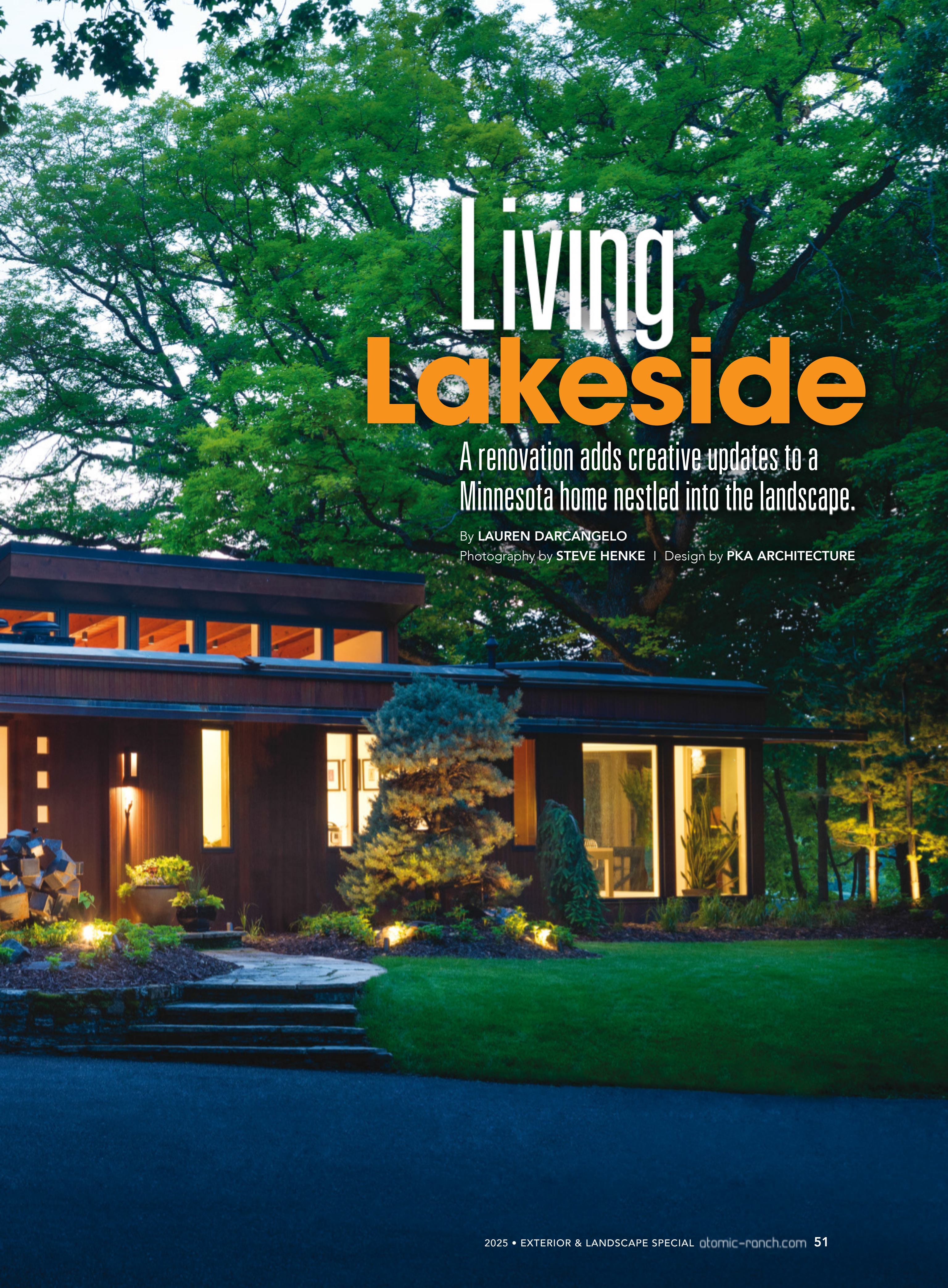


EXTERIOR BRICK SIDING IS A NOD TO MID CENTURY MODERN DESIGN AND REFLECTS THE MOODIER PALETTE AND ELEMENTS IN THE INTERIOR DESIGN. "THE EXTERIOR LIGHTING WAS AN ADDITIONAL WAY TO SEW IN THE MID-CENTURY THREAD INTO THE PROJECT," HARPER SAYS. (OPPOSITE) THOUGH THE ARCHITECTURAL DESIGN OF THE REBUILD WAS NOT COMPLETED BY AAHA STUDIO, THEY COLLABORATED WITH ERW DESIGN TO CRAFT A COHESIVE CONNECTION BETWEEN INDOOR AND OUTDOOR DESIGN. "WE AIMED TO PRESERVE THE CLEAN, CONTEMPORARY LINES OF THE HOME WHILE INTRODUCING WARMTH AND TEXTURE THROUGH THOUGHTFUL INTERIOR ELEMENTS, CREATING A COHESIVE AND INVITING ATMOSPHERE," HARPER SAYS.



FROM THE FRONT, THE HOME IS TUCKED BACK FROM THE STREET, OFFERING A SENSE OF PRIVACY AND SECLUSION. THE LANDSCAPING ENHANCES THE MID-CENTURY AESTHETIC WHILE PROVIDING A NATURAL BARRIER FROM THE OUTSIDE WORLD.

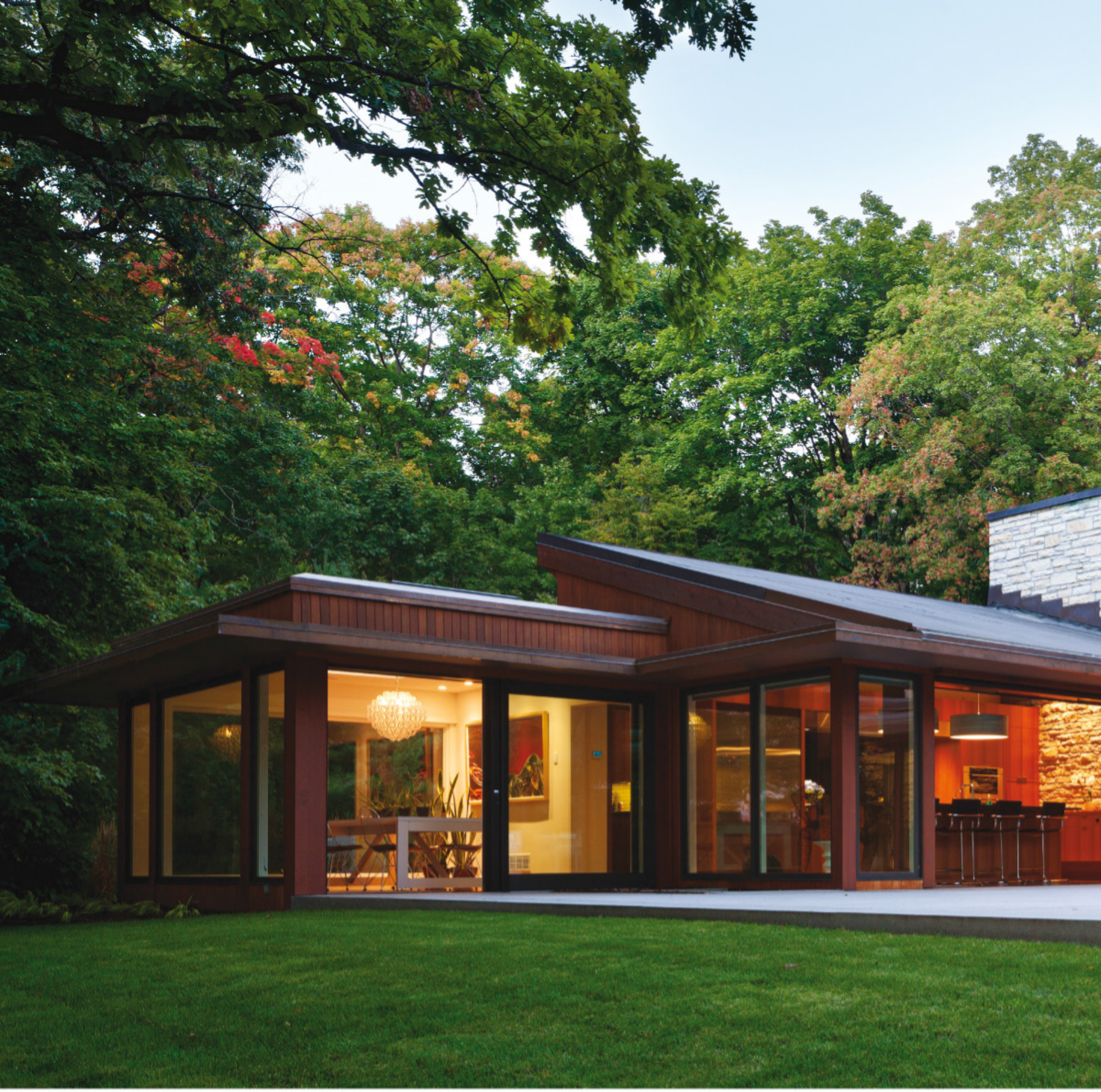


Living Lakeside

A renovation adds creative updates to a Minnesota home nestled into the landscape.

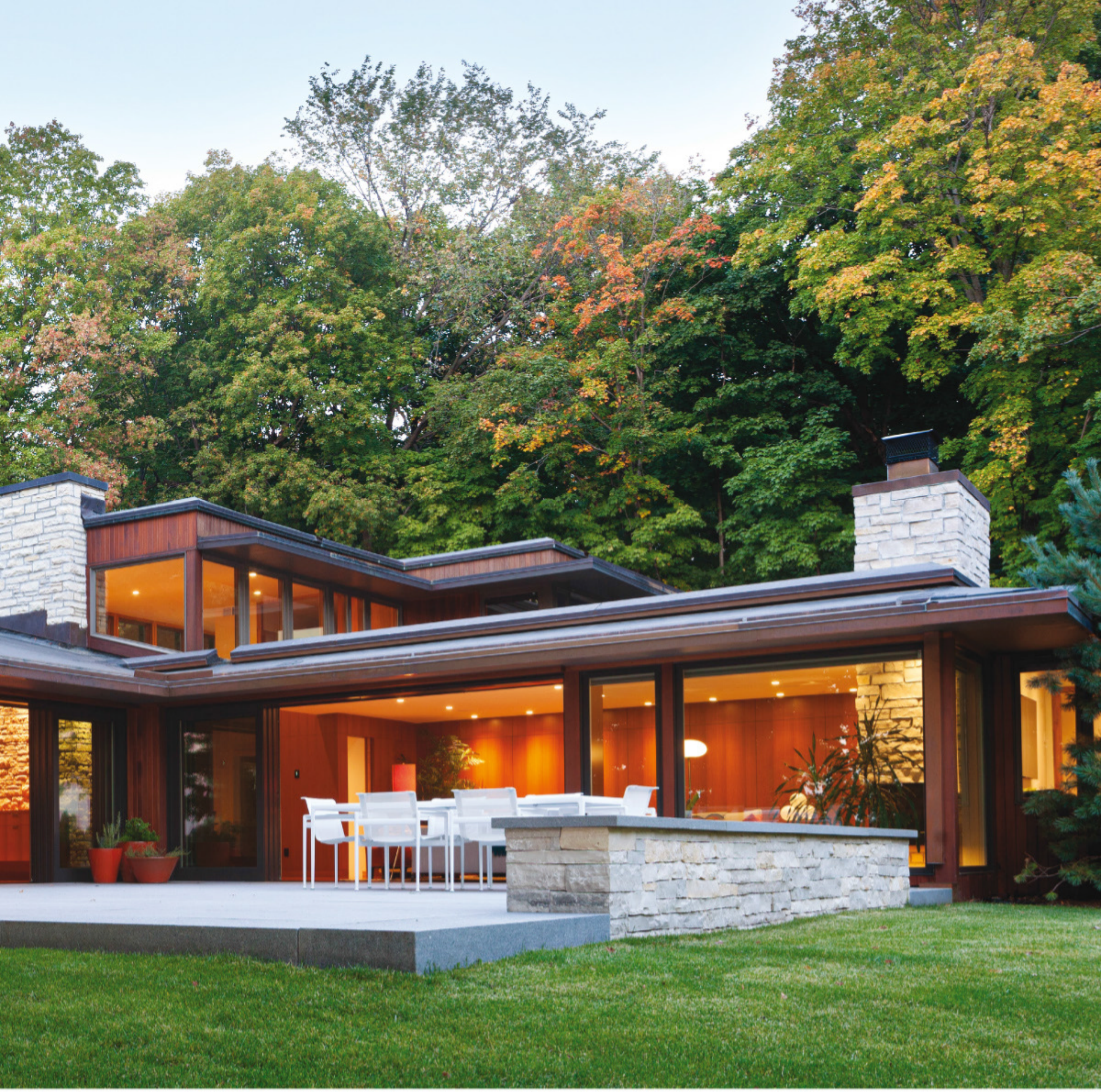
By **LAUREN DARCANGELO**

Photography by **STEVE HENKE** | Design by **PKA ARCHITECTURE**



At first glance of the front exterior, this mid-century home, tucked neatly into the landscape and foliage, appears almost unassuming. "When you approach the house from the main road, it's super quiet. You don't even know it's there because it's kind of nested into the hillside," says Kristine Anderson, managing principal and owner of Minneapolis-based PKA Architecture. "But as you come around, it starts to reveal itself and how it's kind of cascading around this little nook on the lake," she says.

The expansive journey continues when you enter the house. "At the entry point, it's private, like most houses, but as you walk through it, you start to see the layering of the glass and the walls toward the landscape and it just opens right up," Kristine says. Views of the home's back side, featuring floor-to-ceiling sliders, deep window overhangs and plenty of layers, create a stunning visual. "We added lift-and-slide doors so that you can completely open up the living room and the kitchen to that new stone terrace. So, then again, it's the next layer pulling you through," Kristine says."



ROOM SWITCH

The renovation project and its completion, started back in 2015 with Kristine was a senior associate at the firm, also marked her transition to the firm's managing principal and owner. "It has a special place in my heart, and I also became really good friends with the people who own it," she says. "They have a huge love for design."

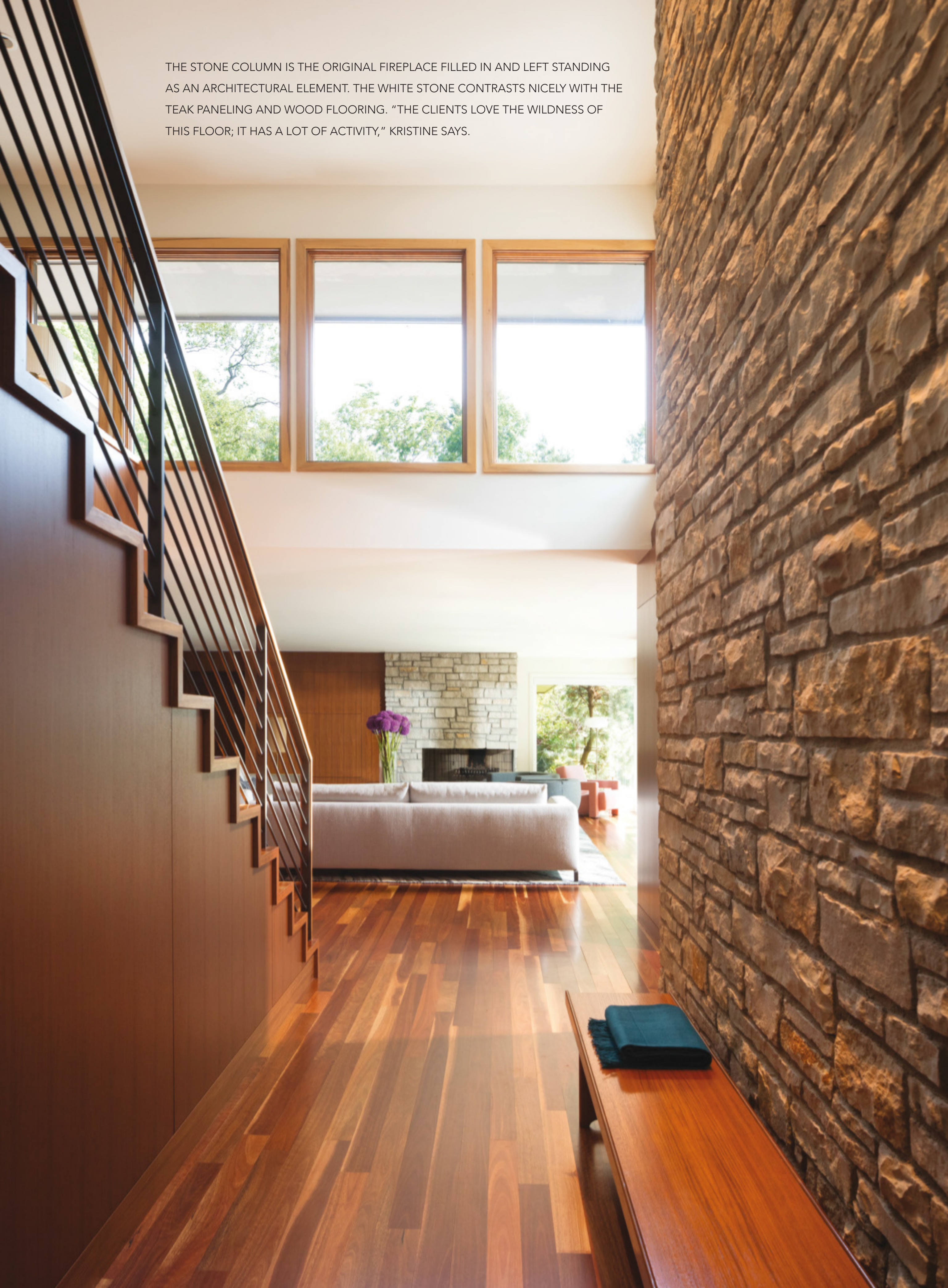
While unlike some mid-century homes the layout was already open and expansive, there were still some major changes the team wanted to make to the layout and footprint. "The house had great bones, but it felt like it had some missed opportunities of connecting to the landscape in the backyard," Kristine says. To make it more functional, they opted to swap the locations of the kitchen and living room. "Before, when you'd walk in the house, the first thing you would see is the kitchen, and that just seemed a little odd to us," Kristine says. "So we flipped it so the first thing you see when you walk in is the living room and that new fireplace, and then the kitchen is around the corner."

They built a new fireplace in the living room, utilizing the same stone as the previous one, which they closed up and left standing. "We kept the original stone as this cool element to feel and walk by because it's a piece of art on its own," Kristine says. From the rear exterior, you can see both stone features rising through the house and carrying clean lines from inside to out.

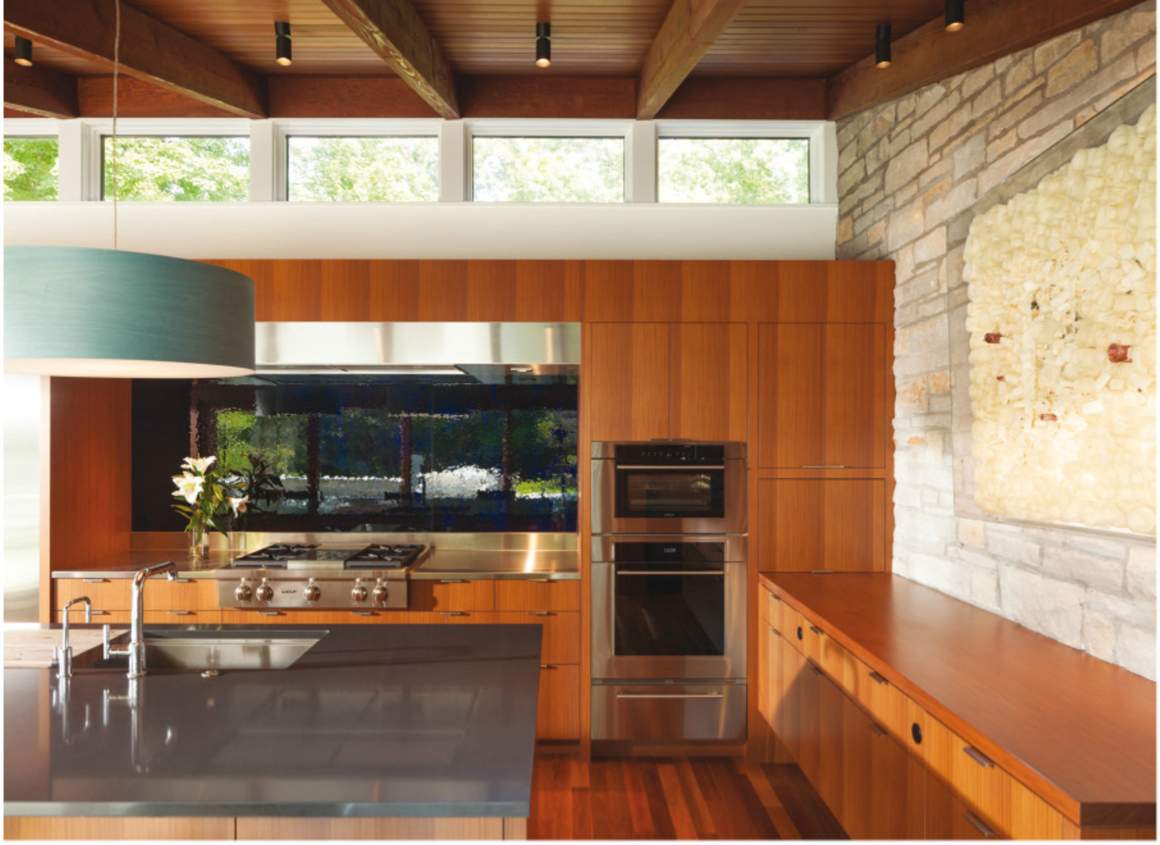
NEW SPACES

They also converted what had previously been an enclosed porch into a magnificent, glass-enclosed dining room. "It was really important to keep that existing shell and the overhang because that was part of the house," Kristine explains. They gutted the existing room, used a crawl space beneath to add a stronger foundation and incorporate heating and cooling, added two skylights and still managed to keep the original cedar siding. "We made it into this dining room where everything is surrounded in glass so you feel like you're outside, and then during a snowstorm you feel like you're in the reverse of a snow globe," Kristine says.

THE STONE COLUMN IS THE ORIGINAL FIREPLACE FILLED IN AND LEFT STANDING AS AN ARCHITECTURAL ELEMENT. THE WHITE STONE CONTRASTS NICELY WITH THE TEAK PANELING AND WOOD FLOORING. "THE CLIENTS LOVE THE WILDNESS OF THIS FLOOR; IT HAS A LOT OF ACTIVITY," KRISTINE SAYS.

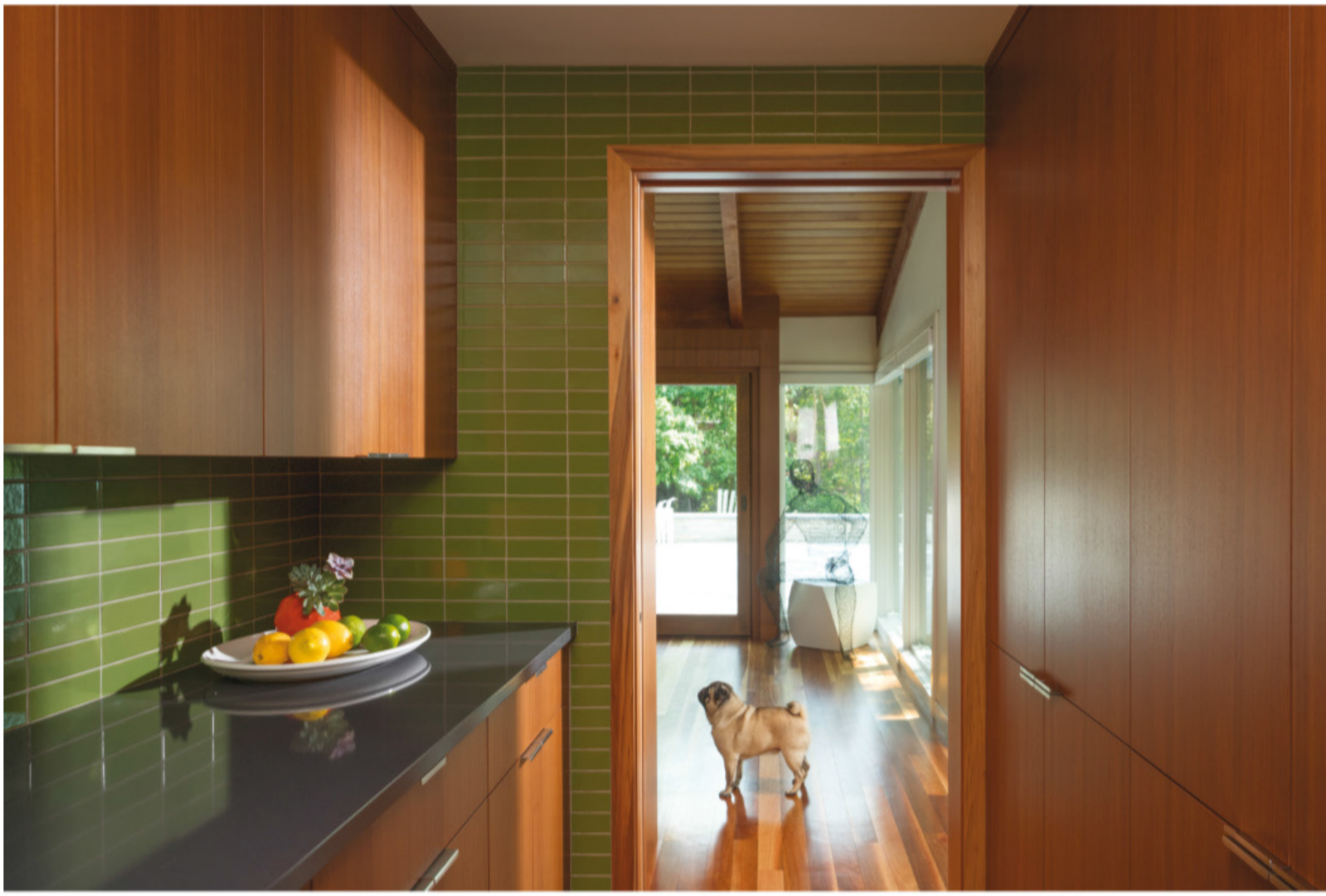


The home's situation and relationship to the landscape created secluded options for the new addition of a "hidden" garage for the homeowner to use for his love of cars. "We added extra garage space for the things that he likes to do and we have another lift-and-slide, or bifold, door on the back of that garage that he can open up to pull the cars out, work in the sunshine and still be corralled and hidden by the landscape to the right," Kristine says. The homeowner is also a sculptor and his beautiful work is situated in various places around the home.



(ABOVE) "THE BACKSPLASH BEHIND THE RANGE IS ACTUALLY A THICK PIECE OF GLASS," KRISTINE SAYS. "THE OWNER WANTED SOMETHING TO FEEL LIKE DEPTHS OF WATER THAT YOU CAN'T SEE TO THE BOTTOM OF. THE EFFECT TIES TOGETHER THE KITCHEN'S BLEND OF MODERN FUNCTIONALITY AND TIMELESS DESIGN.

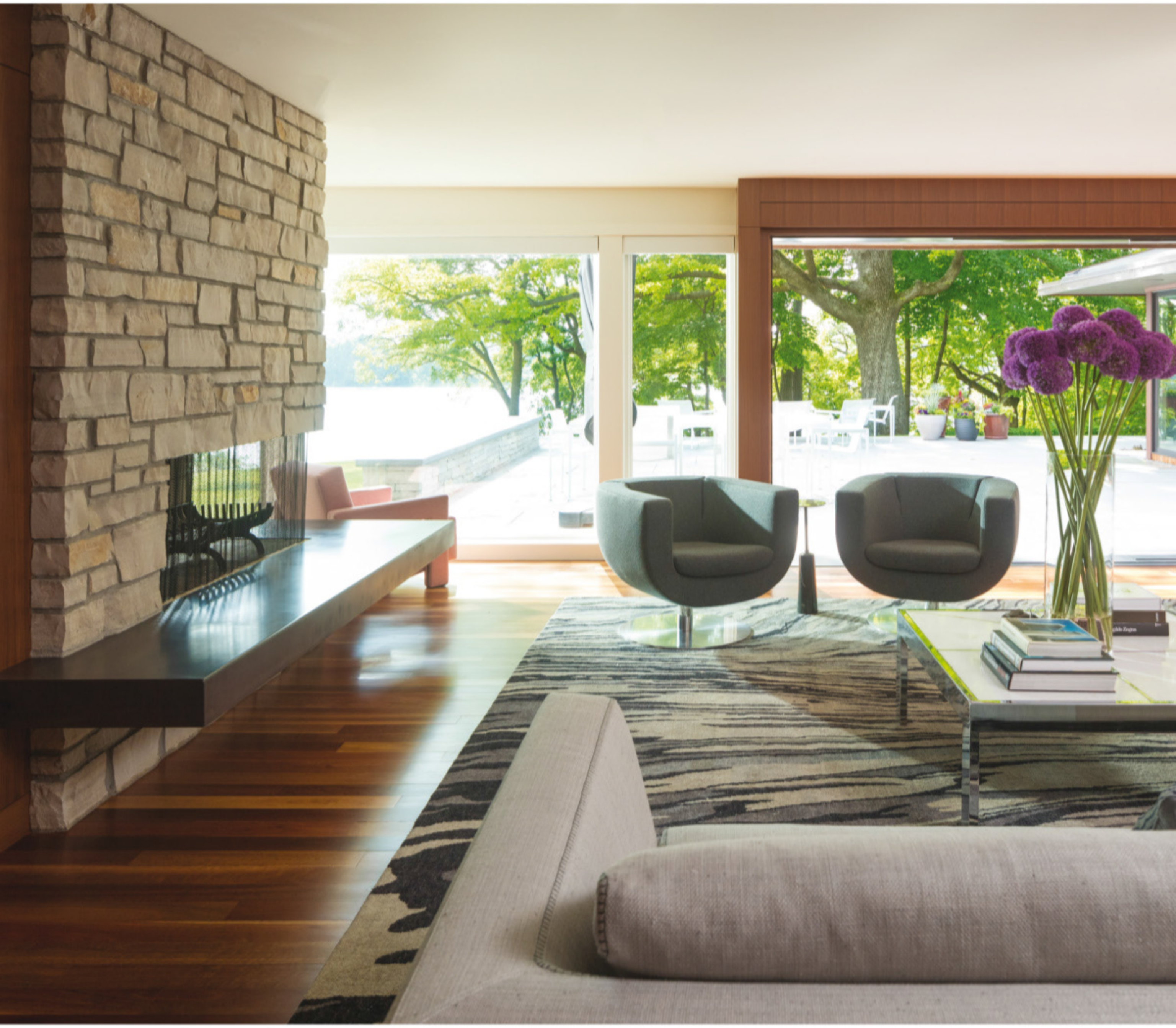
(BELOW) "THE TILE THAT'S IN THE BUTLER'S PANTRY WAS A FAVORITE COLOR OF THE CLIENT. SHE JUST LOVED THAT GREEN," KRISTINE SAYS. "THE SOFT TEXTURE AND SUBTLE VARIATION OF THE HEATH TILE [FROM HEATH CERAMICS] BRINGS WARMTH AND PERSONALITY TO THIS HARDWORKING SPACE," KRISTINE SAYS.



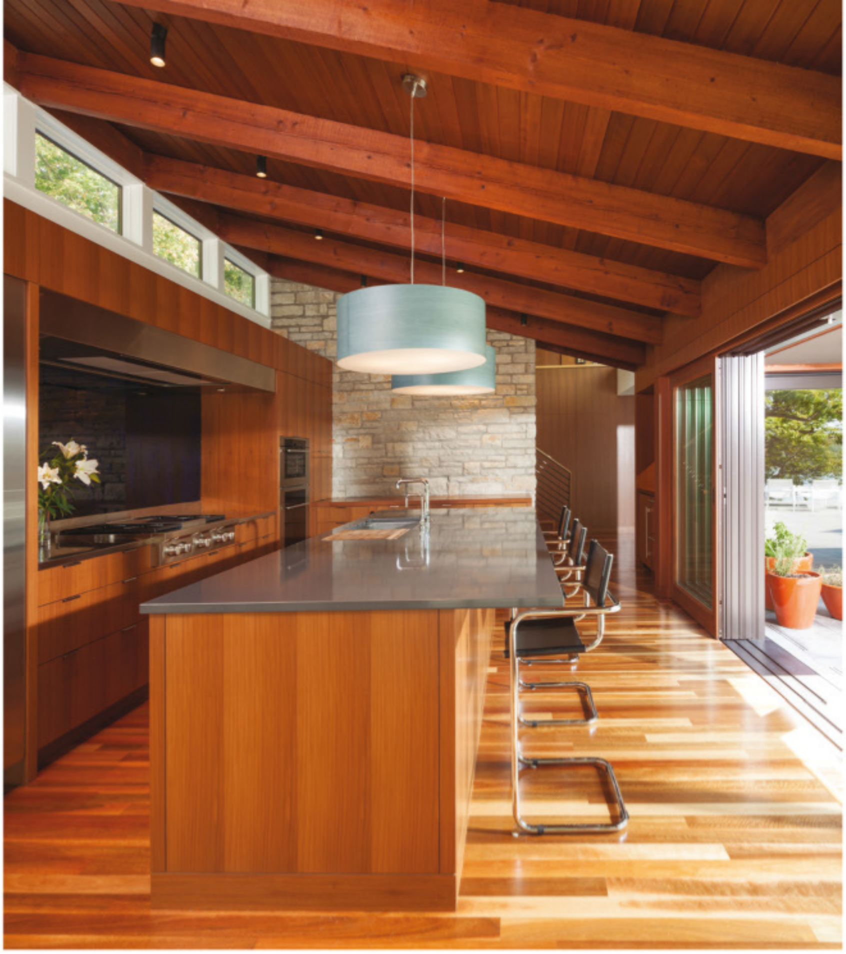
THE TEAK SIDING IN THE LIVING ROOM IS NEW BUT REMINISCENT OF THE PANELING THAT WAS THERE ORIGINALLY. "IF YOU LOOK AT THE LIVING ROOM WALLS, YOU NOTICE THERE'S NO DOOR HARDWARE SO THERE ARE PUSH DOORS THAT ARE SELF-CLOSING," KRISTINE SAYS. "UNLESS YOU'RE THE OWNER, YOU DON'T KNOW WHERE THEY ARE."

ELEGANT DESIGN FOR CONNECTED LIVING

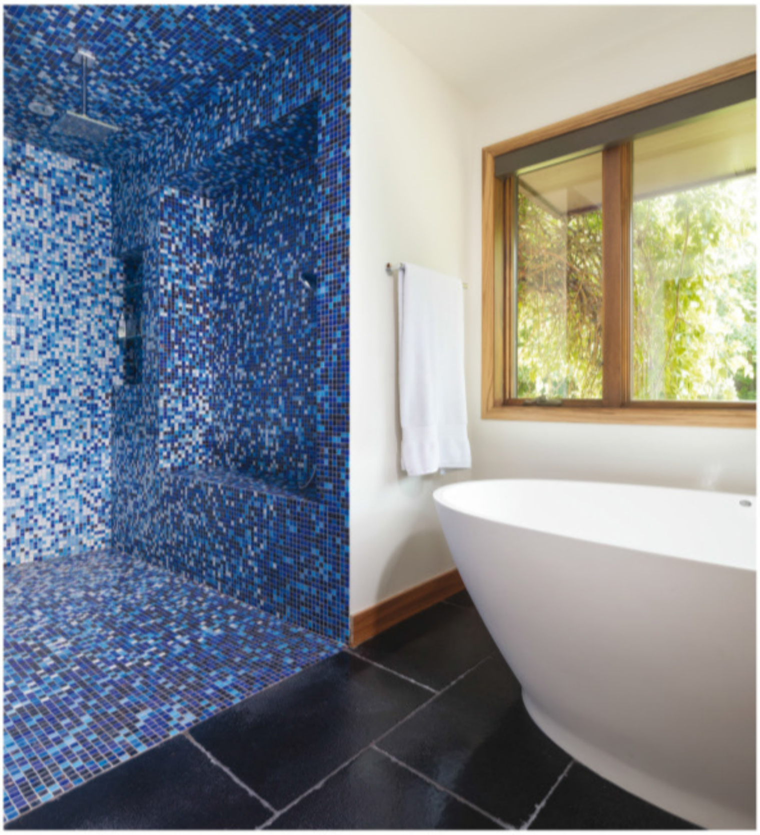
The interior design decisions create unique touchpoints to the home's surroundings. In the living room, new teak paneling adds a grounded and natural touch in the modern space. The primary bathroom features a custom shower with Bisazza tile in a unique ombre pattern that resembles water. "He wanted it to be darker at the opening and as you go in, it becomes lighter, like a gradient [effect]," Kristine says. Another water-like touch is the stove-range backsplash. "It's one huge piece of glass made by a local artist. The client wanted a backsplash that looks like the depth of the ocean that you can't see all the way in," she says.



THE CYLINDER LIGHTS IN THE CEILING ARE NEW ADDITIONS. "WE ADDED THE COOL LUCIFER LIGHTS IN THE KITCHEN. IT WAS SUPER TRICKY, BUT THE BUILDER DID SUCH A GOOD JOB IN MAKING IT SEAMLESS," KRISTINE SAYS.



"We made it into this dining room where everything is surrounded in glass, so you feel like you're outside, and then during a snowstorm you feel like you're in the reverse of a snow globe."



(ABOVE) THE CLIENT HAD A CLEAR VISION FOR THE SHOWER TILE. "HE REALLY LOVED THIS BISAZZA TILE IN THE SHOWER," KRISTINE EXPLAINS. "WHAT HE WANTED WAS A GRADIENT [LOOK] WITH THE DARK TILES NEAR THE OPENING AND LIGHTER ONES AS YOU MOVE DEEPER INTO THE SPACE. IT CREATES A STRIKING YET CALMING EFFECT," KRISTINE SAYS.

(LEFT) "THE DINING ROOM USED TO BE A SCREENED PORCH THAT YOU STEPPED DOWN INTO," KRISTINE EXPLAINS. THEY ADDED A STRONGER FOUNDATION, ENCLOSED THE SPACE AND ADDED TWO SKYLIGHTS TO CREATE A ROOM THAT MAKES YOU FEEL LIKE YOU ARE OUTSIDE.

"WE JUST MADE IT ALL SLIDING DOORS AND FULL-HEIGHT WINDOWS SO THAT YOU ARE IMMERSED WITH THE LANDSCAPE," KRISTINE EXPLAINS. THE SEAMLESS CONNECTION BETWEEN INDOORS AND OUTDOORS INTEGRATES THE HOME WITH THE SURROUNDING SEASONAL LANDSCAPE.

Outside, a grassy lawn slopes gradually down to Gleason Lake and trees rustle in the breeze. When winter comes, the lawn and house are both covered with thick layers of Minnesota snow, the house itself becoming an inverted snow globe of sorts. "We completely changed the windows and made it all basically sliding doors and full-height windows so that you are immersed with the landscape," Kristine says. The outcome of the two-year renovation process with thoughtful design and high-quality material is a stunning home nestled into the landscape that will stand the test of time and change of seasons. ❋

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Making Mid-Century Modern

This remodel achieves sleek and effortless lines both indoors and outdoors using staple mid-century design elements with adjustments for today's lifestyles. Here are some tips from the architect on how to achieve both the functionality of classic mid-mod design with some modern modifications.

1. **Lift-and-slide doors.** Unlike traditional sliding doors, lift-and-slides offer easy access to the outdoors and unobstructed views when they're open. "On the back side of this home, we added lift-and-slide doors so that you can completely open up the living room and the kitchen to that new stone terrace," Kristine says.

2. **Hidden door pulls.** The teak paneling in the living room creatively hides three hidden doors. "They're self-closing push doors, and there's only a pull on the opposite side with a lock if you need it," Kristine says.

3. **Skylights.** While skylights have always been an option, modern windows make keeping room temperatures comfortable in the warmer months more accessible. Adding new skylights, like they did in this dining room, or updating old ones is a great step toward modernizing a home.

VEGAS OASIS

A gorgeous desert garden mirrors the natural landscape surrounding it.

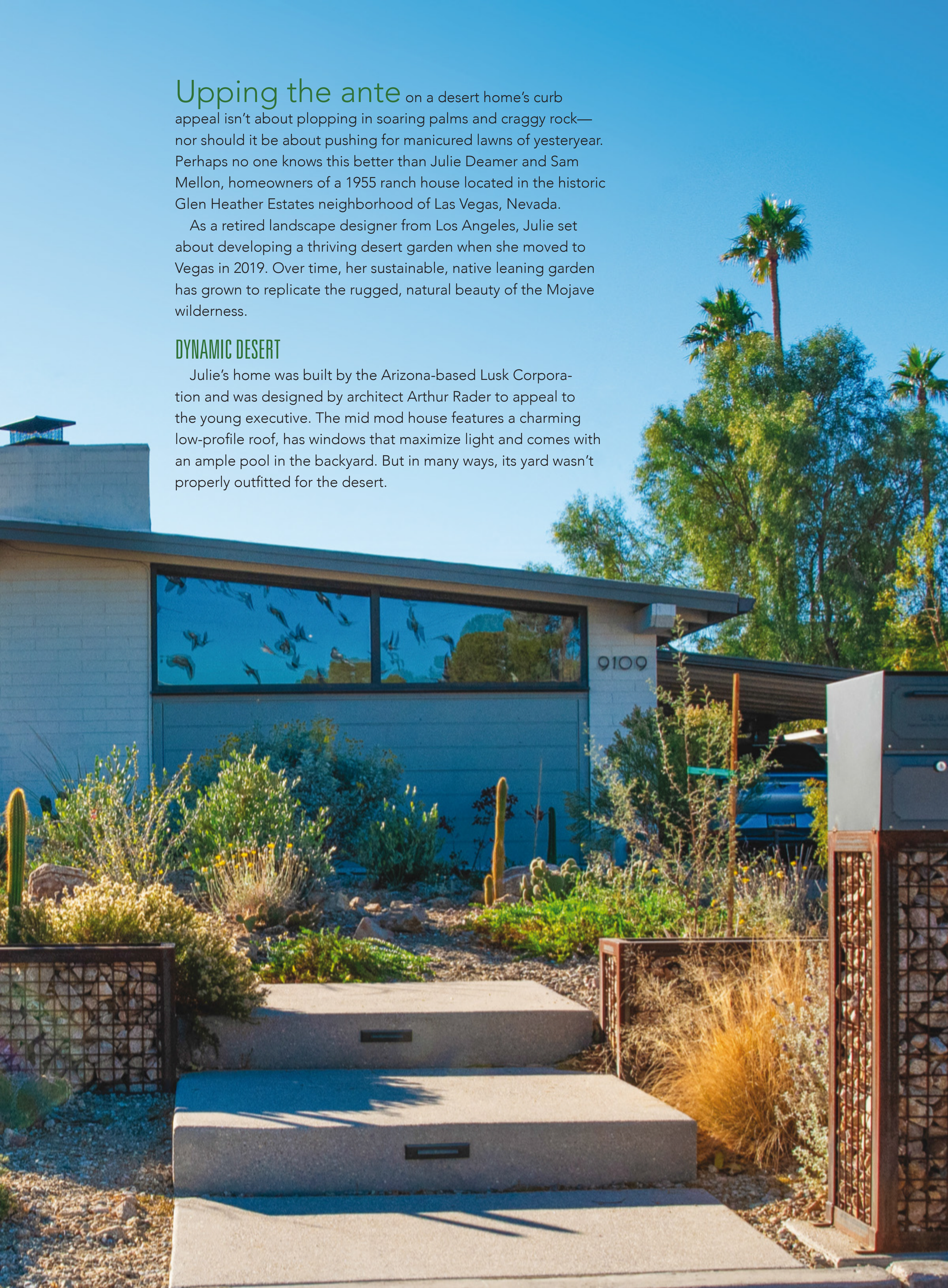
By **MICHELLE MASTRO**
Photos by **APRIL MENCH**

Upping the ante on a desert home's curb appeal isn't about plopping in soaring palms and craggy rock—nor should it be about pushing for manicured lawns of yesteryear. Perhaps no one knows this better than Julie Deamer and Sam Mellon, homeowners of a 1955 ranch house located in the historic Glen Heather Estates neighborhood of Las Vegas, Nevada.

As a retired landscape designer from Los Angeles, Julie set about developing a thriving desert garden when she moved to Vegas in 2019. Over time, her sustainable, native leaning garden has grown to replicate the rugged, natural beauty of the Mojave wilderness.

DYNAMIC DESERT

Julie's home was built by the Arizona-based Lusk Corporation and was designed by architect Arthur Rader to appeal to the young executive. The mid mod house features a charming low-profile roof, has windows that maximize light and comes with an ample pool in the backyard. But in many ways, its yard wasn't properly outfitted for the desert.



After four years of hard work, Julie transformed her home's exterior into a striking desert retreat. It all started with selecting plants that were at home in arid conditions. "We converted over 2,000 square feet of lawn into a garden that now attracts migrating birds; supports lizards, bees and insects; and provides a home to our young desert tortoise, Phyllis."

To accomplish all this, she first ditched the manicured green grass her home came with and opted instead for drought-tolerant ornamental grasses. "A lot of the plants used in the mid-century were a more Midwest ideal than a Western reality," she explains. "They're just not sustainable in the desert." So, she chose native plants that prefer sandy soil, little water and high temperatures. Pink Fairy Duster, Golden Torch Cactus, Creosote Bush and Brittlebush are just a few she's planted.

She placed these plants on mounds of earth to add a sense of elevation to the garden, offering a more realistic look appropriate for the desert. A dynamic and constantly evolving project, the garden has slopes that Julie hopes may one day hold shade trees. "One of the many challenges of living in an arid region is the reflective heat—that's why having as much shade as possible is important, hence the trees," she explains.

HOME OF TOMORROW

In addition to the native plants, Julie incorporated sustainability into many aspects of the home's outdoor spaces. Sam added solar panels and a productive rain-harvesting system that collects 1,000 gallons of water, about an inch of rainfall. "Rainwater is so much better for nourishing desert plants," Julie explains. "It doesn't have all the salt from our home's water pipes—Vegas has to treat its water, and this buildup of salt and other minerals can harm garden plants."

Altogether, the home has seven water tanks that collect water from plumbing components fitted underneath its rain gutter eaves. Each tank holds 350 gallons, and Julie uses this water to offer her plants a drink during dry spells. "The water is so fresh, even in summer," she says.

In typical seasons, the Las Vegas desert is a better place for water collection than Los Angeles because

it gets winter storms and monsoons in summer, Julie says, adding, "For 10 minutes in April, you can get enough water to last you until the monsoons in June."

LIVING LANDSCAPE

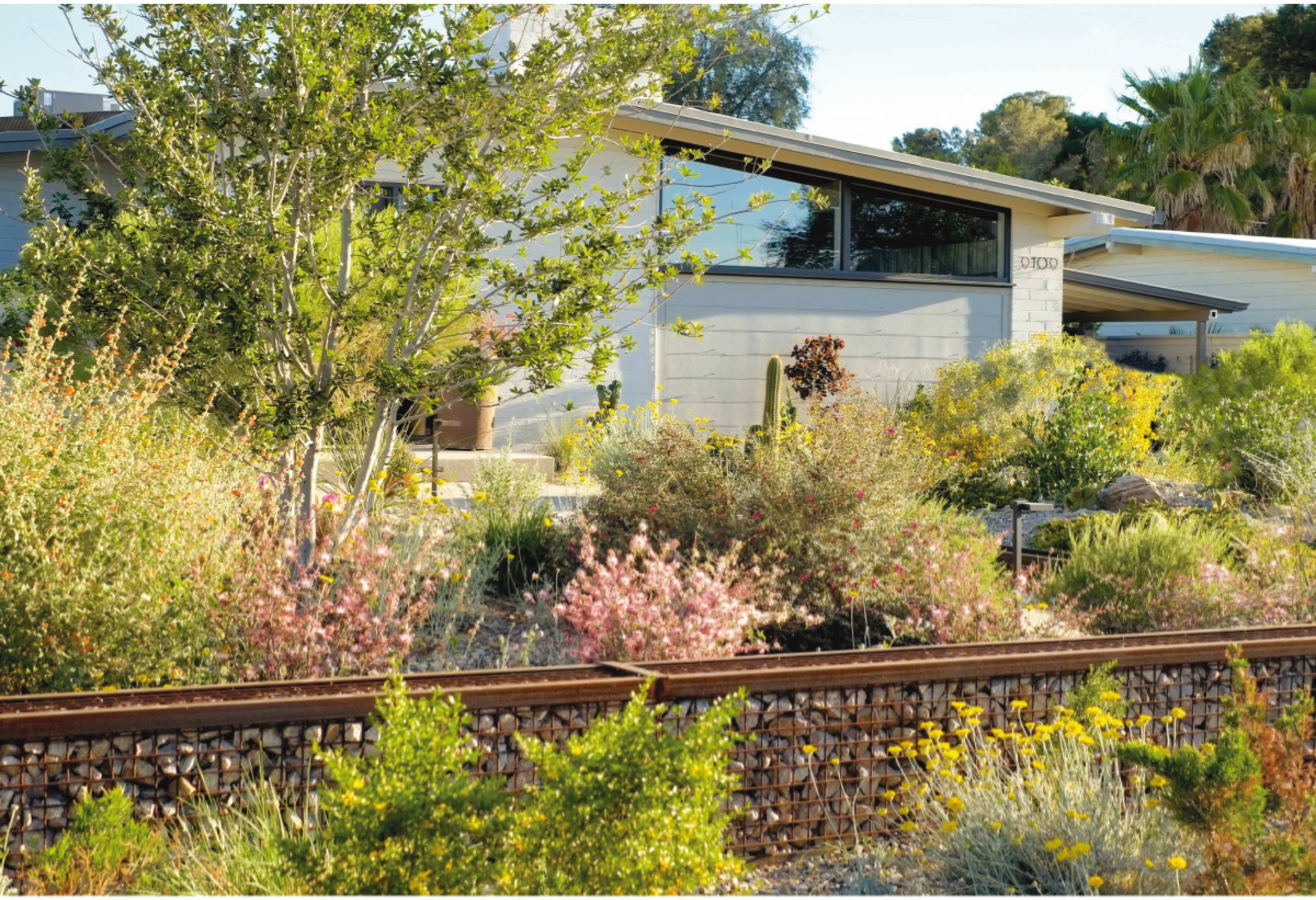
Another standout feature of the home's exterior includes a glass front door. The glass door ushers in light and brings the outside in. "Some people thought we were crazy to have a glass front door, but we put up a screen when we want privacy," Sam says. "Before, the home had a plain, simple door and the original window to the street-facing wall had been so far up, so you couldn't see through to the garden." The glass door allows the couple to see their diverse collection of desert wildflowers, shrubs and trees that already provide habitat for wildlife but, once mature, will offer shade and layered screening from the street.

Meanwhile, gabion backyard walls (metal cages filled with rocks) add structure to the naturalistic garden style in the front and back yards. "We love how the walls give the look of a natural stone wall but offer the rigidity of a block wall that squares everything up," Sam says. As the metal rusts, the walls will boast additional charm and a unifying theme to the yard that doesn't need to be maintained. "The walls have this beautiful patina I just love as they rust," Julie says, "and they make a great habitat for lizards."

(ABOVE & RIGHT) A FAN OF CACTI, JULIE HAS SEVERAL SPECIMENS IN HER OUTDOOR SPACES. BUT SHE PREFERS TO KEEP THEM IN POTS UNTIL THEY ARE GROWN BECAUSE A CACTUS' SHAPE WILL CHANGE AS IT MATURES AND JULIE WANTS TO MAKE SURE ITS FORM FITS IN WITH THE SURROUNDING FAUNA IN HER GARDEN. "BESIDES, THE POTTED PLANTS ADD SOME VARIETY TO THE GARDEN," SHE SAYS.

(OPPOSITE) JULIE AND SAM UPDATED THE IMMEDIATE AREAS AROUND THE POOL, ALL OF WHICH HAD PEBBLES THAT MADE PATHS TO THE POOL DIFFICULT TO TREAD. "THEY WERE UNCOMFORTABLE TO WALK ON, SO WE DECIDED TO INVEST THE TIME AND MONEY INTO POURING NEW AGGREGATE CONCRETE AROUND THE POOL," JULIE SAYS.

Architecturally, the couple wants their house to reflect the Mid Century Modern period. "But we want to bring the landscape into the 21st century with the solar panels, rain-harvesting system and other updates we've made," Sam says. "We're not MCM purists in that way."



JULIE USED DROUGHT-TOLERANT, TEMPERATURE-HARDY PLANTS TO FILL HER LANDSCAPE AFTER REMOVING THE MANICURED GREEN LAWN HER HOME USED TO HAVE. THE GLASS FRONT DOOR IS A NEW ADDITION THE COUPLE INCLUDED TO HELP BRING THE OUTDOORS INSIDE AND MAXIMIZE THEIR GARDEN VIEWS.

> “One of the many challenges of living in an arid region is the reflective heat—that’s why having as much shade as possible is important, hence the trees.”

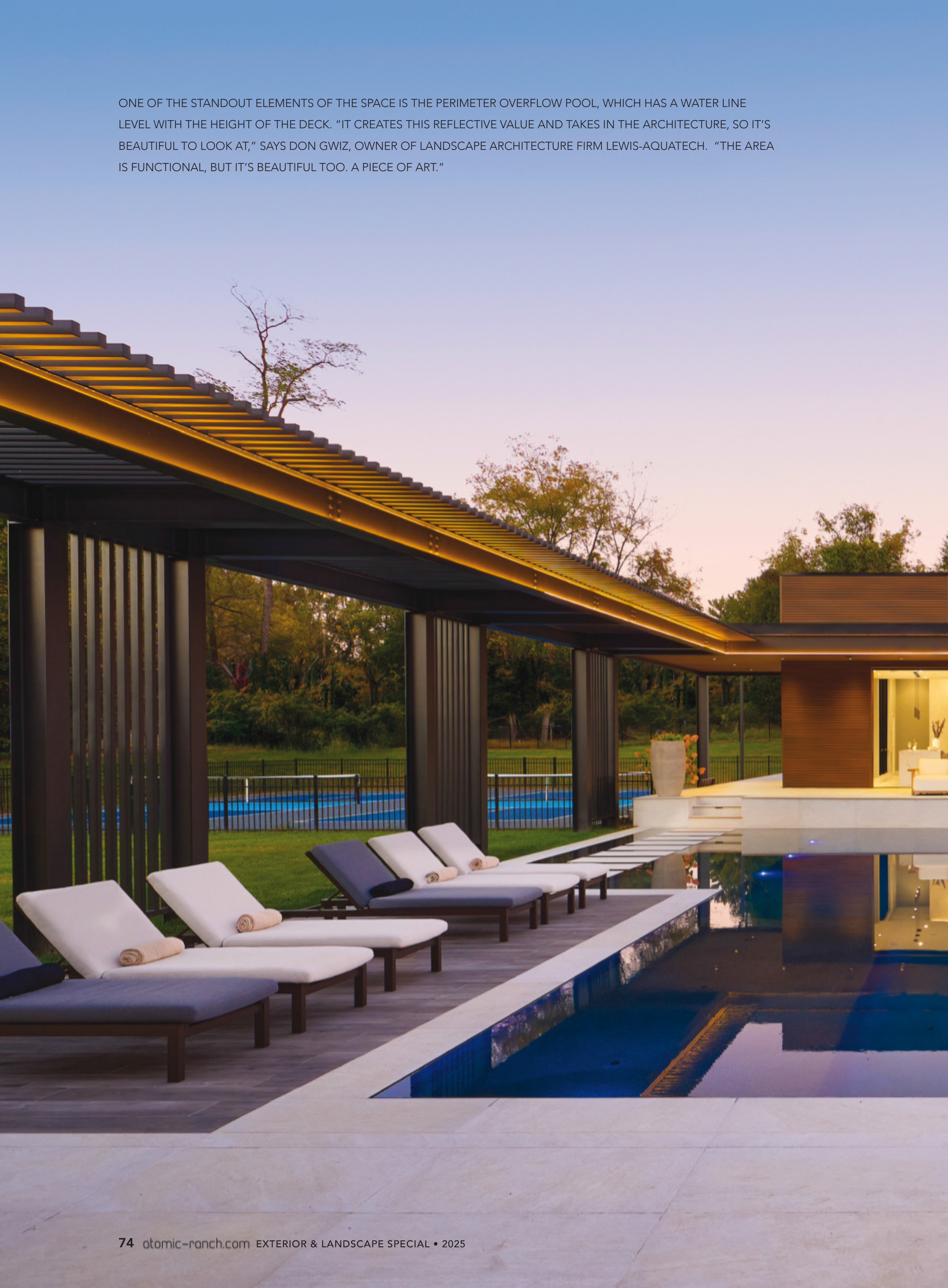
THE COUPLE ADDED THESE BEAUTIFUL PAVERS TO PROMOTE EASE OF ACCESS BUT ALSO TO REMOVE THE GRASS IN THE SIDE YARD THAT PROVED AS UNSUSTAINABLE AS THAT IN THE FRONT YARD. “ALL THE GRASS AND LAWN WERE USING TOO MUCH WATER,” JULIE SAYS.

VEGAS SHOWSTOPPER

This home was featured in the 2023 Vintage Vegas Home Tour, part of Nevada Preservation Foundation’s (NPF) signature heritage tourism festival, Home + History Las Vegas. Here are some of Las Vegas homes’ highlights.

- **Las Vegas has historical homes.** In a city like Las Vegas, rich with mid-century architecture, promoting preservation is essential. For the past decade, NPF has been dedicated to protecting this architectural legacy. “This year marks the 10th anniversary of Home + History Las Vegas, a celebration of the projects and homes NPF has championed throughout Nevada,” says Dr. Paige Figanbaum, executive director of NPF. “We use this festival to educate the community about Las Vegas’ unique history and to raise awareness about the importance of preserving historic homes and buildings across the state.” This year’s Home + History Las Vegas festival will take place from May 1–4, 2025.

- **Las Vegas homes were built after World War II.** Nevada’s architectural legacy includes structures from the 1910s and 1930s, but many of the abodes hail post-World War II. “Las Vegas experienced its first population boom around World War II, shaping its distinctive architectural identity,” Dr. Figanbaum explains. “Many of our residential and commercial buildings were constructed to meet the needs of the growing post-war community. Nevada is home to significant Mid Century Modern architecture, not just in Las Vegas and Clark County but also in Reno, which includes a Richard Neutra-designed Church Fine Arts Building.”

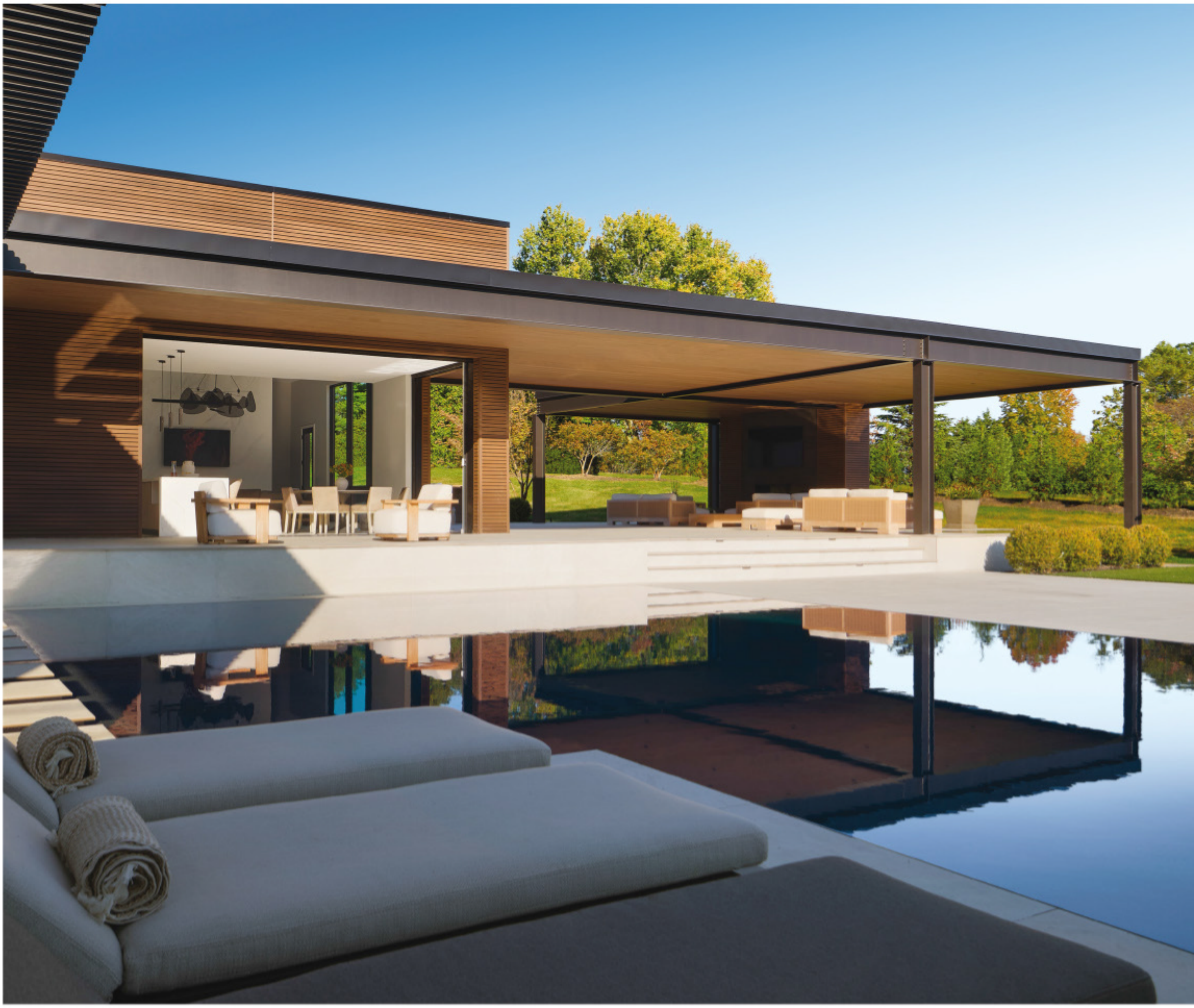


ONE OF THE STANDOUT ELEMENTS OF THE SPACE IS THE PERIMETER OVERFLOW POOL, WHICH HAS A WATER LINE LEVEL WITH THE HEIGHT OF THE DECK. "IT CREATES THIS REFLECTIVE VALUE AND TAKES IN THE ARCHITECTURE, SO IT'S BEAUTIFUL TO LOOK AT," SAYS DON GWIZ, OWNER OF LANDSCAPE ARCHITECTURE FIRM LEWIS-AQUATECH. "THE AREA IS FUNCTIONAL, BUT IT'S BEAUTIFUL TOO. A PIECE OF ART."

OUTDOOR LIVING

A close collaboration among a landscape architect, residential architect and homeowners resulted in a gorgeous outdoor space and pool house.

By **VICTORIA VAN VLEAR** | Photography by **PEAK VISUALS**



(TOP) THE POOL HOUSE DECK IS ELEVATED A STEP ABOVE THE POOL DECK, CREATING ANOTHER VISUAL LINE. THE ENCLOSED STRUCTURE SITS NEXT TO AN OPEN COVERED PATIO WITH A SPA. "THE DESIGN EMPHASIZES SIMPLICITY AND INTEGRATION WITH THE NATURAL SURROUNDINGS, WHICH ARE HALLMARK TRAITS OF MID-CENTURY ARCHITECTURE," MERCEDES SAYS.

(OPPOSITE) THE STEEL PERGOLA HAS A CANTILEVERED ROOF TO ELIMINATE MESSY COLUMNS, AND THE STRUCTURE HAS CHINESE INFLUENCE WITH THE STEEL SLATS. DON AND HIS TEAM INTEGRATED SMALL LED LIGHTS INTO THE STRUCTURE TO ADD AN ADDITIONAL FEATURE AT NIGHT. "THEY'RE SMALL-BULLET DOWN LIGHTS THAT LOOK REALLY SHARP," DON SAYS. "I LIKE THE WAY THE PERGOLA HAS A CANTILEVER AND NO COLUMNS, AND HAS THE FLOATING STEPPING STONES BELOW."

PICTURE THIS: You purchase a brand-new house on a tract of virgin land only to realize later that you hate the design. What do you do? This was the situation for a Maryland-based couple who purchased a new spec house with farmhouse design on a tract of country land 30 minutes outside Washington D.C.

"They expressed dissatisfaction with the result, feeling it didn't align with their vision," says Mercedes Afshar, owner of Paradigm Office architectural firm. "They regretted not hiring an architect for the main house."

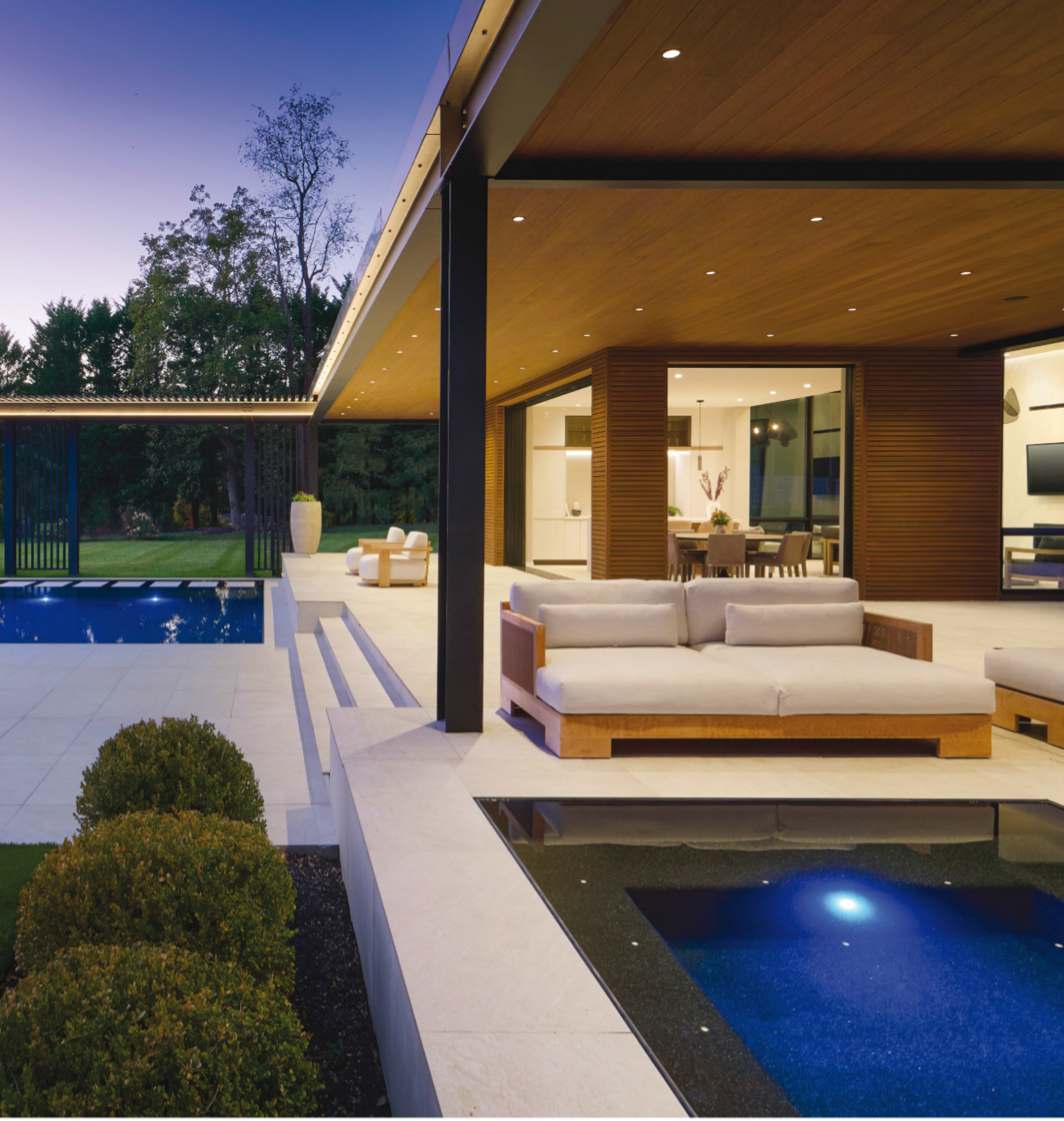
So, when they decided to add more outdoor living facilities to their property, they were determined to do it right this time. "They sought a fresh approach for the pool house," Mercedes says. The new outdoor area includes a pool and pool house, spa, fireplace and cook station, bocce ball court and a new screened-in porch and deck for the main house. Their design ideal is Mid Century Modern, so the landscape architect and residential architect worked together closely with the homeowners to create a cohesive design that would look mid-century but still relate to the main structure.

How to Design an Indoor-Outdoor Living Space

If you want a backyard that feels cohesive and integrated to the main structure of your home, here are three tips to help.

- **Hire the right team.** Make sure the architects you're working with can also work with each other. If you've hired a residential architect already, get his or her opinion on landscape architects they've enjoyed working with in the past. You'll like the results a lot better if the team you've hired can work together effectively.
- **Think about materials.** Especially if you have a mid-century home already, look at the materials used in its construction and mirror them to the outdoor living elements you plan to build. This project included a steel-beam pergola with a cantilever to maximize views and prevent messy columns from getting in the way.
- **Relate to the house.** How are you envisioning using your outdoor living area? Think about how you and your guests will transition from inside to outside during a party or a leisurely afternoon. Hopefully you've lived in the house long enough to get a feel for the ways you use it so you can more effectively integrate outdoor living into those patterns.

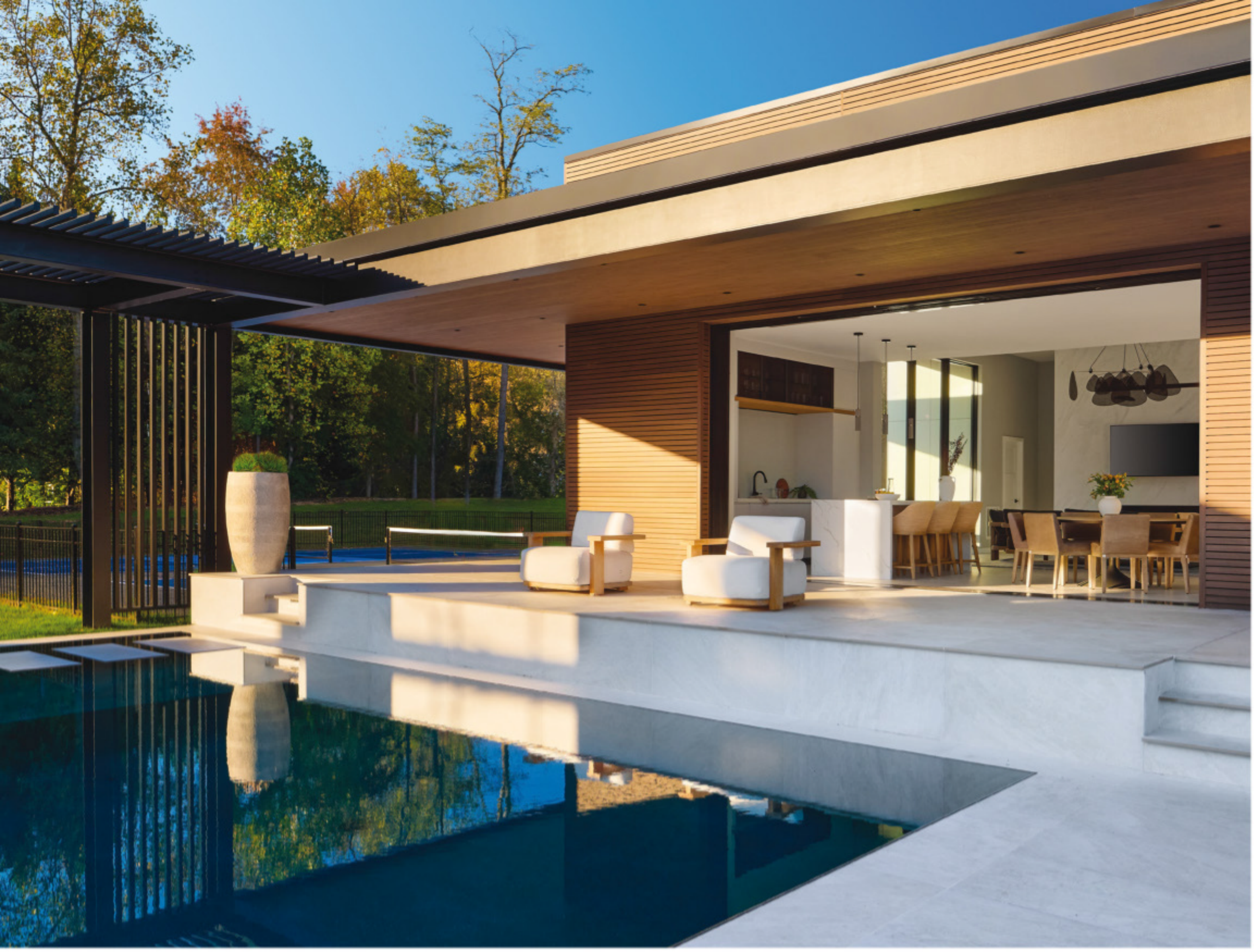
(ABOVE) ON THE TOP DECK BENEATH THE COVERED PATIO ROOF IS THE SPA. LIKE THE MAIN POOL, IT HAS A PERIMETER OVERFLOW SO THE LEVEL OF THE WATER IS AT THE HEIGHT OF THE DECK, CREATING A MORE MODERN LOOK WITH A HIGHER REFLECTIVE VALUE. THE STRUCTURE HAS CLEAN, MINIMAL LINES THAT INTEGRATE WELL WITH THE LANDSCAPE. "IT STANDS AS A BEAUTIFUL PIECE OF ARCHITECTURE TO ADMIRE FROM INSIDE THE MAIN HOUSE," MERCEDES SAYS.



Pool, Then Pool House

When the project started, the area was a large, graded grass lawn. The homeowners at first just wanted a pool but later decided to add other elements, including a pool house. "We, as the architects, joined the team later in the process," Mercedes says. Everyone involved in the project agrees on one thing: The teamwork between the different architects made the project successful. "It was a great collaboration, everyone was on board looking to create a transitional, more modern, sleek look," says Don Gwiz, owner of landscape architecture firm Lewis-Aquatech. "It was a good team with great results."

The overall design vision was much more modern and mid-century than the farmhouse style of the main structure. "They envisioned a style closer to their dream architecture—modern with strong Japanese and Brazilian influences," Mercedes says. "The clients' diverse backgrounds, with roots in China, Brazil and Japan, greatly informed their aesthetic preferences." Design elements such as the flat roof, wood and steel building materials, and a cantilevered pergola give the whole structure a modernist feel rooted in Eastern influences.



ONE OF THE PROJECT'S MAIN CHALLENGES WAS TO INTEGRATE A MID-CENTURY DESIGN WITH THE FARMHOUSE AESTHETIC OF THE MAIN HOUSE. "WE NEEDED TO CREATE A COHESIVE RELATIONSHIP BETWEEN TWO DISTINCT ARCHITECTURAL STYLES WHILE RESPECTING THE CLIENT'S BUDGET," MERCEDES SAYS. "THROUGH CAREFUL PLANNING AND CLOSE COLLABORATION WITH THE CLIENTS AND THE LANDSCAPE ARCHITECTS, WE SUCCESSFULLY MERGED THE STYLES TO ENHANCE THE OVERALL AESTHETIC AND FUNCTIONALITY OF THE PROPERTY."

Outdoor Life

When it came to the pool, there were several ways Don and his team made the design work for mid-century style. "The pool is a perimeter overflow," he says. "That means the water level is at the height of the deck. Most pools have a water level five inches below the deck. The perimeter overflow creates this reflective value, really modern." Along the pergola side of the pool, they added floating stepping stones that add further dimension with clean lines and visual interest. "The water level is equal to the stones' height, so they have a nice stepping stone look," Don says.

For the pergola, he used steel beams that would give off a mid-century vibe. "We used long, steel beams to eliminate columns so you don't have to look at a bunch of columns," Don explains. Instead, you get a clean cantilever that connects the pool area to the pool house structure. Adjacent to the pool area is a bocce ball court, dear to the homeowners because they own a bocce ball manufacturing company.

Indoor Outdoor

The pool house itself lends to an outdoor living feel perfect for both everyday use and hosting. "The pool house was designed to balance both entertaining and family use," Mercedes says. "It features an indoor seating/dining area that opens out to a covered outdoor dining space, a roof deck with expansive views and a firepit for gatherings." The homeowners wanted a multi-functional space they could use in myriad ways throughout the year. "The addition of a fully functioning kitchen and bath expands the versatility, allowing the pool house to double as a guest house when needed," Mercedes says.

Now, whether they want to throw a pool party, host guests for the weekend or just spend a Saturday afternoon in the sun, this couple has a space to do it that speaks to their ideal design aesthetic and blends perfectly with the surrounding landscape.

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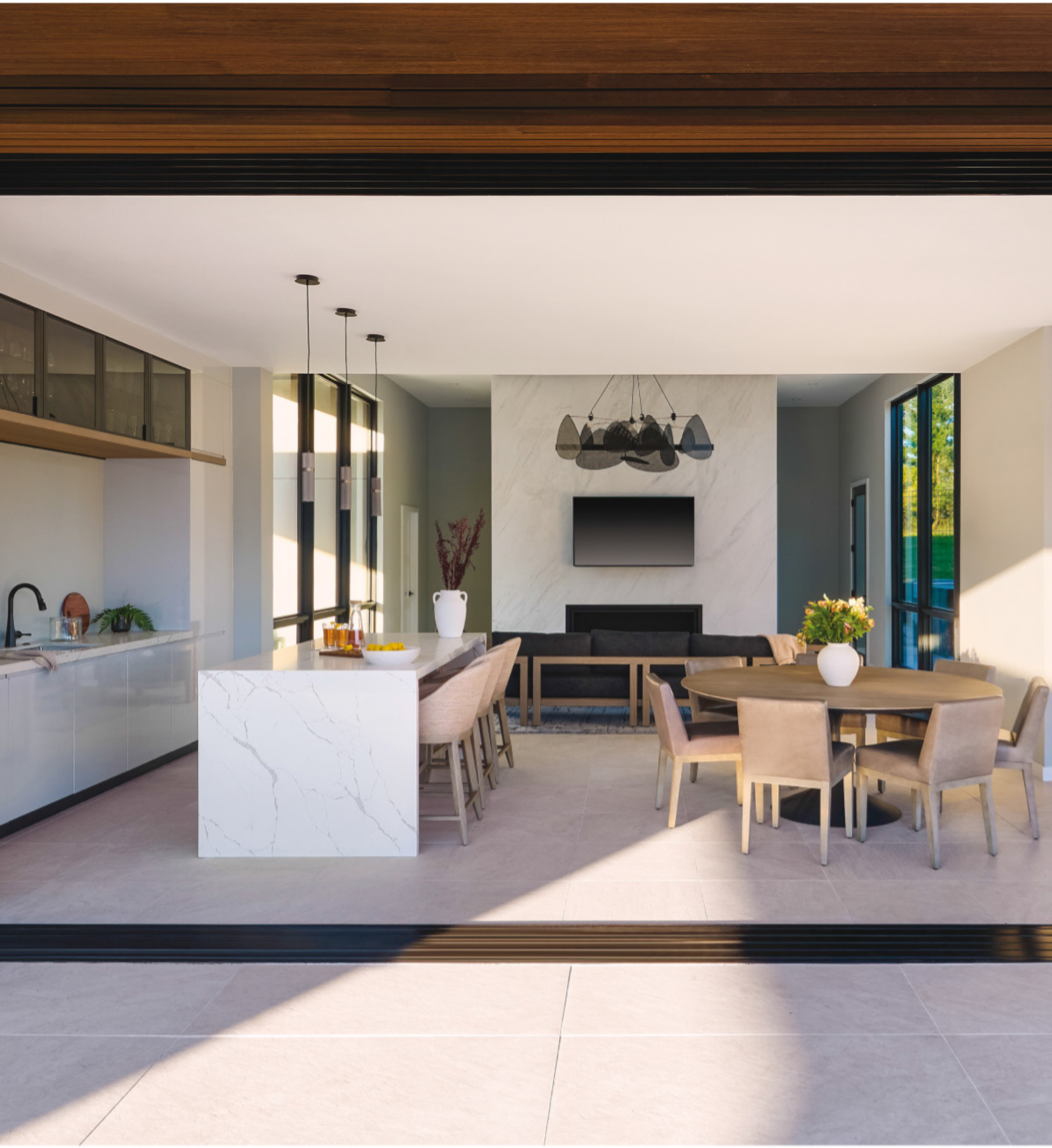
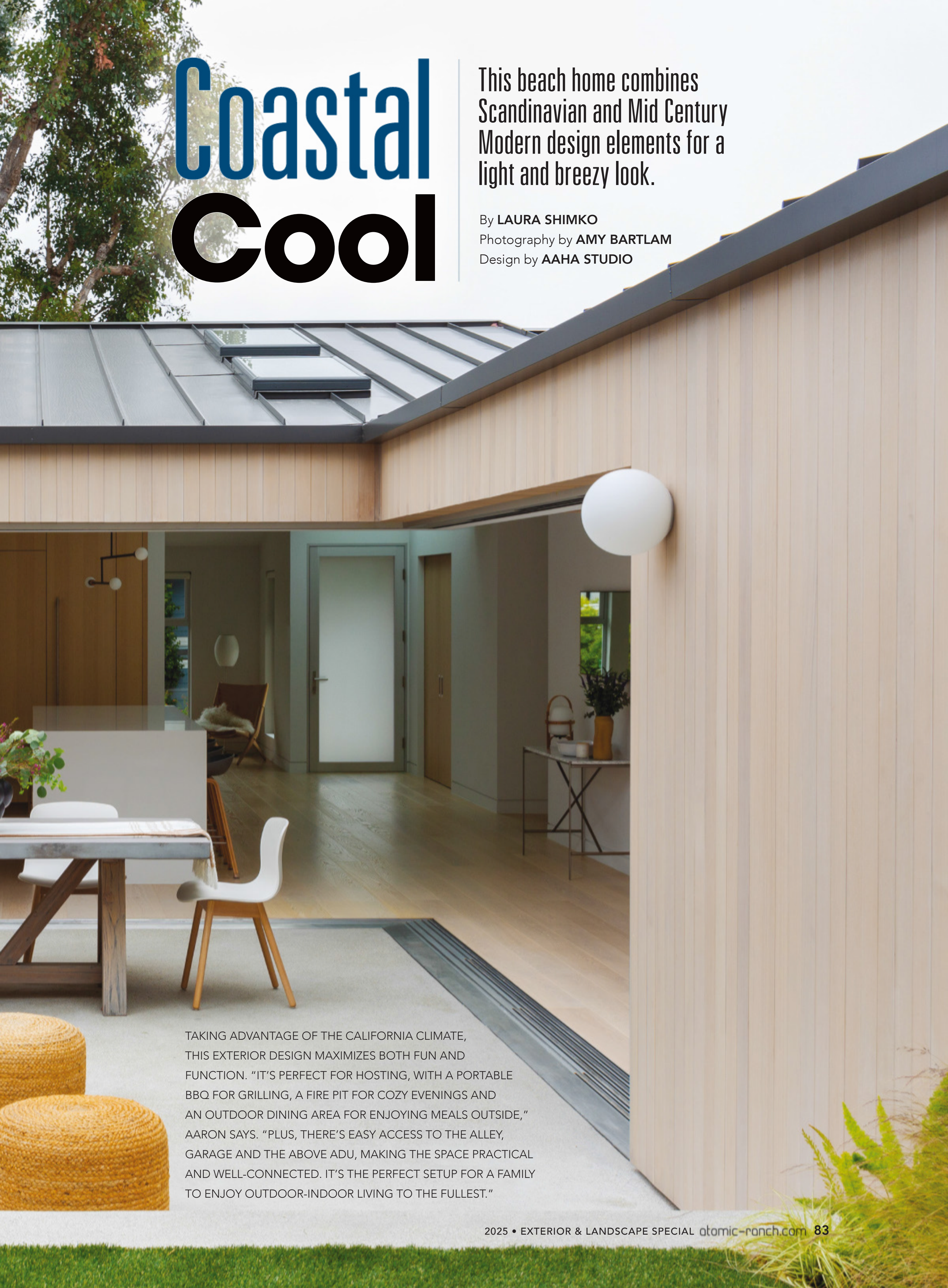


THE INSIDE OF THE POOL HOUSE DOUBLES AS AN ENTERTAINING SPACE AND GUEST HOUSE, INCLUDING A FULLY FUNCTIONING KITCHEN AND BATHROOM. "WHILE IT IS PERFECT FOR HOSTING GUESTS, IT ALSO PROVIDES EVERYDAY FUNCTIONALITY FOR THE FAMILY TO ENJOY LEISURE TIME BY THE POOL OR AROUND THE FIRE," MERCEDES SAYS. THE TEAM ENHANCED THE CONNECTION BETWEEN INDOORS AND OUTDOORS WITH SLIDING GLASS DOORS THAT CAN OPEN DURING WARM DAYS. "WITH THE SLIDING GLASS DOORS ON THE POOL HOUSE, IT BRINGS IN THAT INDOOR-OUTDOOR FEELING," DON SAYS.



Coastal Cool

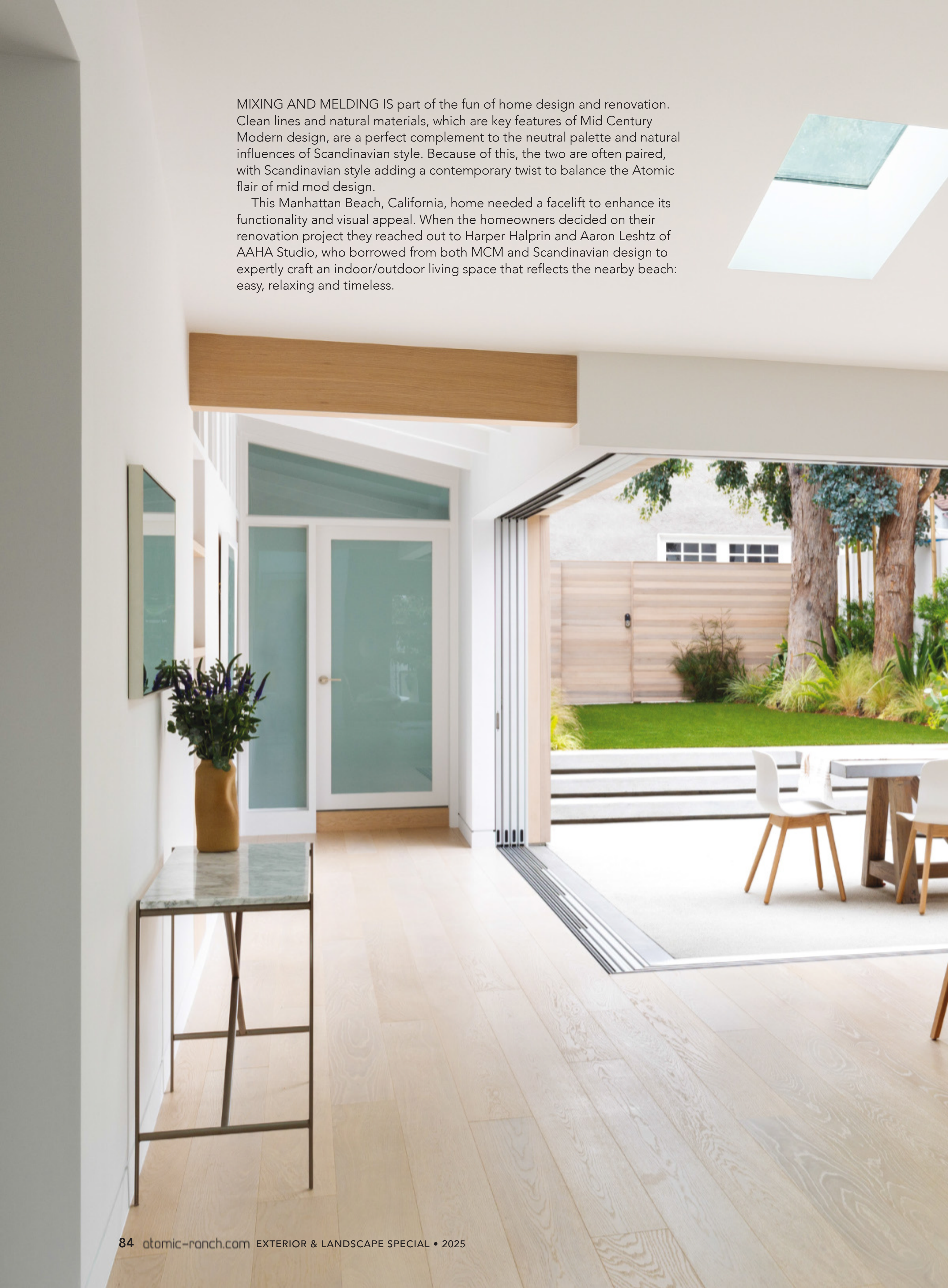
This beach home combines Scandinavian and Mid Century Modern design elements for a light and breezy look.

By **LAURA SHIMKO**
Photography by **AMY BARTLAM**
Design by **AAHA STUDIO**

TAKING ADVANTAGE OF THE CALIFORNIA CLIMATE, THIS EXTERIOR DESIGN MAXIMIZES BOTH FUN AND FUNCTION. "IT'S PERFECT FOR HOSTING, WITH A PORTABLE BBQ FOR GRILLING, A FIRE PIT FOR COZY EVENINGS AND AN OUTDOOR DINING AREA FOR ENJOYING MEALS OUTSIDE," AARON SAYS. "PLUS, THERE'S EASY ACCESS TO THE ALLEY, GARAGE AND THE ABOVE ADU, MAKING THE SPACE PRACTICAL AND WELL-CONNECTED. IT'S THE PERFECT SETUP FOR A FAMILY TO ENJOY OUTDOOR-INDOOR LIVING TO THE FULLEST."

MIXING AND MELDING IS part of the fun of home design and renovation. Clean lines and natural materials, which are key features of Mid Century Modern design, are a perfect complement to the neutral palette and natural influences of Scandinavian style. Because of this, the two are often paired, with Scandinavian style adding a contemporary twist to balance the Atomic flair of mid mod design.

This Manhattan Beach, California, home needed a facelift to enhance its functionality and visual appeal. When the homeowners decided on their renovation project they reached out to Harper Halprin and Aaron Leshtz of AAHA Studio, who borrowed from both MCM and Scandinavian design to expertly craft an indoor/outdoor living space that reflects the nearby beach: easy, relaxing and timeless.



Modern Lunch

Creative Connection

While not a complete gut of the home, the renovation was a total overhaul. The kitchen's original layout was closed off from the rest of the home. This contributed to its lack of natural light. "We wanted to create a continuous flow from the front door through the kitchen and out to the backyard," says Aaron Leshtz, principal and partner at AAHA Studio. "We aimed to extend the usable space of the home without adding any additional square footage." Aaron opened up the floor plan to the rest of the home and added pocket doors by Fleetwood to create California's famous interior/exterior living spaces. To take advantage of the natural light available, Aaron also included skylights in the design.

Due to the smaller footprint of the home, the owners' goal was to create the opportunity for more living and dining space. The pocket doors were the perfect solution, allowing for visual connection between the two spaces when the doors are closed and ease of movement between the two areas when hosting. "The disappearing doors allow the interior living to extend out for a more contiguous entertaining space," Aaron says. "The continuity of space is perfect for both occasional entertaining as well as everyday family living."

Scandinavian Influence

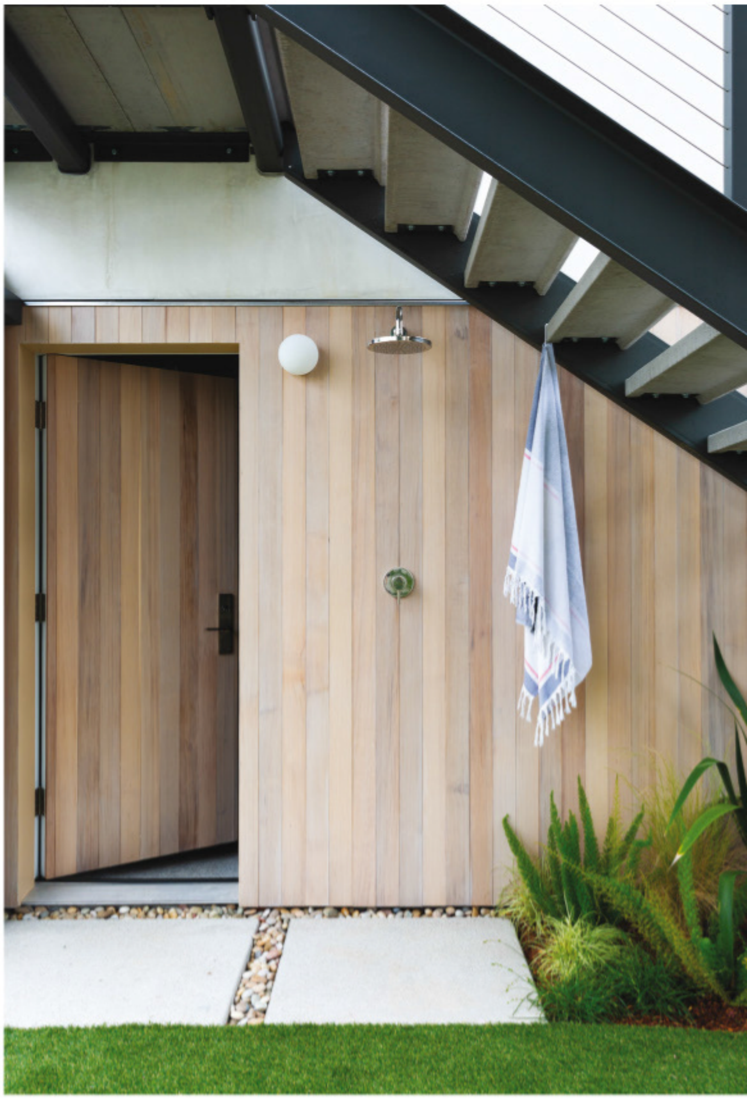
Along with improving the flow and indoor and outdoor living, Aaron focused on creating a space that looks and feels simple and clean-lined. "The homeowners were really drawn to a hybrid of mid-century and Scandinavian architecture and spaces, so we worked to create a space that exemplifies how those styles meet modern-day beach living," he says. Natural light plays a major role in achieving this goal as well as the white and wood-toned palette.

THE AAHA STUDIO TEAM WORKED TO ENHANCE THE EXTERIOR DESIGN OF THE HOME WHILE KEEPING TRUE TO THEIR BLEND OF MID MOD AND SCANDI STYLE. "AN EXTENDED PARAPET WAS ADDED TO CONCEAL THE EXISTING LOW-SLOPED ROOF LINE TO CREATE A MORE CONTEMPORARY MASSING WHILE MAINTAINING THE EXISTING STRUCTURE OF THE STREET FACING PROGRAM," AARON SAYS.

(RIGHT) THE FOCUS OF THE EXTERIOR DESIGN WAS THE BETTER UTILIZE THE OUTDOOR SPACE TO PROVIDE A NICE AREA TO ENTERTAIN AND RELAX. "AFTER A DAY AT THE BEACH, THE OUTDOOR SHOWER IS GREAT FOR RINSING OFF, WHILE THE TURF PATCH GIVES THE KIDS A FUN SPOT TO PLAY," AARON SAYS. "LARGE TREES PROVIDE PLENTY OF SHADE, MAKING THE SPACE COMFORTABLE EVEN ON HOT DAYS."

(BOTTOM, RIGHT & BELOW) MID MOD AND SCANDI DESIGN COME TOGETHER WITH A BEACHY TWIST, REFLECTING THE LOCATION OF THE HOME AS WELL AS THE HOMEOWNERS' DESIGN PROCLIVITIES. IN ADDITION TO SLEEK LINES AND WARM WOOD TONES, THE TEAM MADE SURE TO INCLUDE FOLIAGE THAT REFLECTS THE SURROUNDING ENVIRONMENT. "THE LANDSCAPER CHOSE TO INCORPORATE A DROUGHT-RESISTANT DESIGN AND NATIVE PLANTS INTO THE LANDSCAPING TO CREATE A SERENE, SUSTAINABLE AND EASY-TO-CARE-FOR RETREAT FOR OUR CLIENTS," AARON SAYS.

(OPPOSITE) MAKING MORE WITH LESS IS ONE OF THE THEMES OF THIS RENOVATION. "THE SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR SPACE ALLOWS THE SMALLER FOOTPRINT OF THE HOUSE TO DOUBLE IN SIZE AS SOON AS THE CORNER POCKET DOORS ARE OPENED," AARON SAYS. "THE KITCHEN INSTANTLY CONNECTS TO OUTDOOR DINING AND LIVING AREAS. QUINTESSENTIAL CALIFORNIA LIVING AT ITS BEST."



The neutral nature of the palette also serves as a canvas to showcase the homeowners' personal aesthetic. "Our clients are also lovers of art and design, so we wanted to create the perfect palette to act as a backdrop for their collections," Aaron says.

Taking the inside out, Aaron also ensured design cohesion by reflecting the wood interior finish on the exterior cladding of the home. "To modernize the exterior, we wrapped the home in sustainably sourced Western red cedar," he says. The material serves both style and function, as Aaron made sure to consider the coastal context of the home. "The material protects the home from the environmental conditions while also aligning with the aesthetic aims of the project. Being exposed to the beach elements, it will patina and change over time, allowing for a living and breathing architectural palette."

The renovation provides the homeowners with the extended space they wanted without minimizing the backyard space with a structural add-on and thoughtfully makes the most of both indoor and outdoor living and dining areas.

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Milwaukee Modern

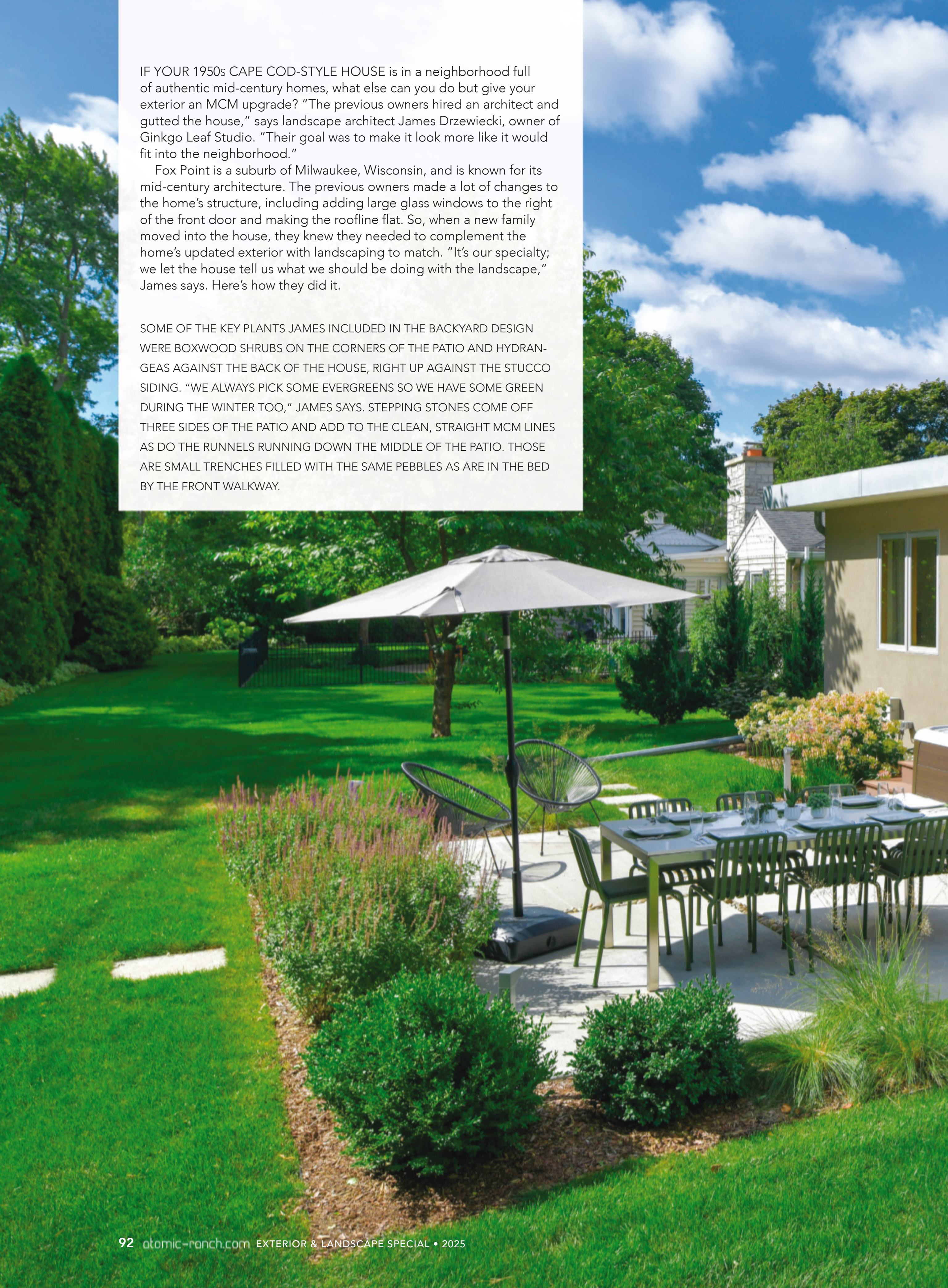
A bland 1950s Wisconsin house gets an MCM upgrade to fit in with the neighborhood.

By **VICTORIA VAN VLEAR**

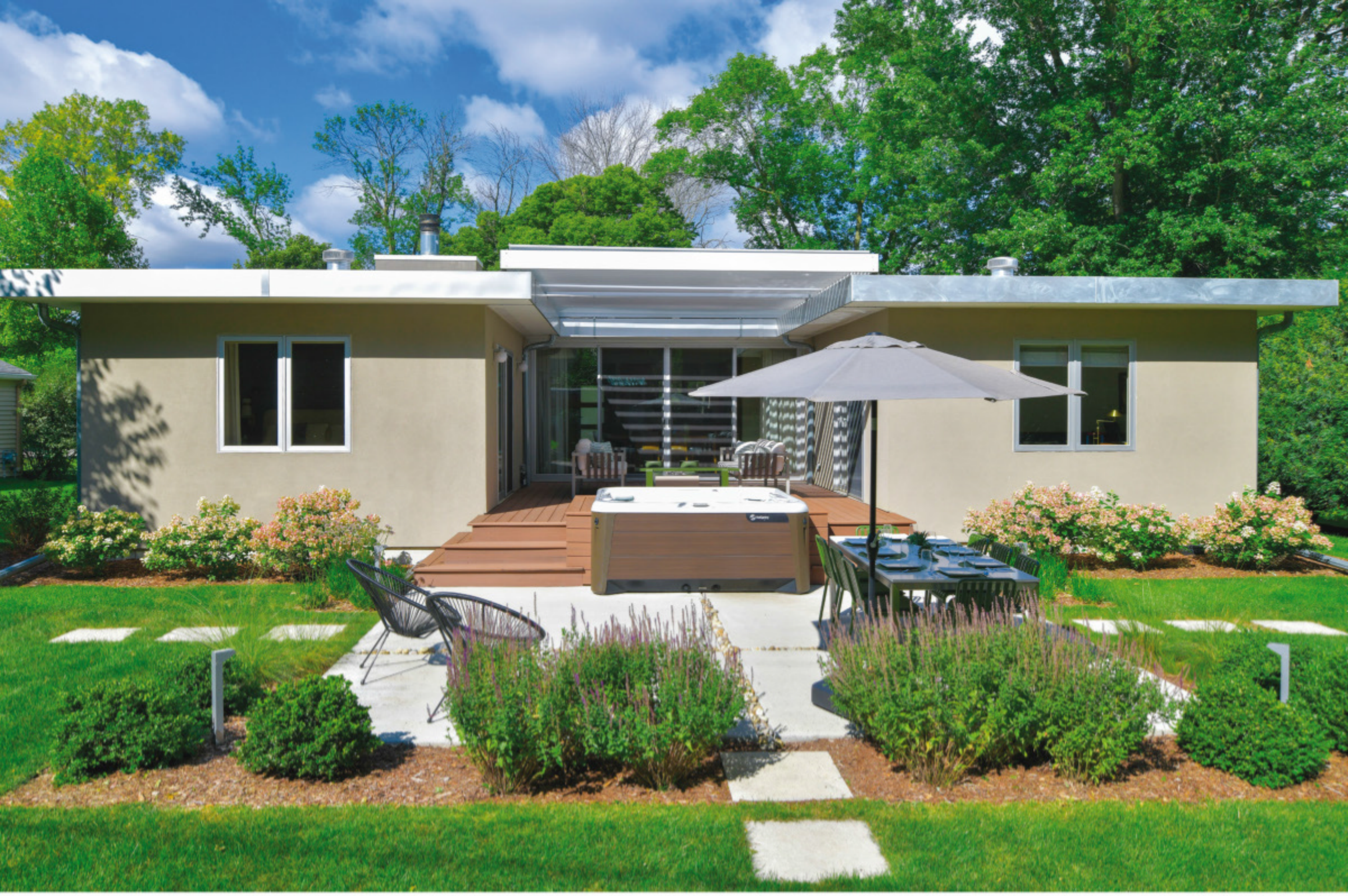
Photography by **JAMES SCHNEPF PHOTOGRAPHY**

IF YOUR 1950s CAPE COD-STYLE HOUSE is in a neighborhood full of authentic mid-century homes, what else can you do but give your exterior an MCM upgrade? "The previous owners hired an architect and gutted the house," says landscape architect James Drzewiecki, owner of Ginkgo Leaf Studio. "Their goal was to make it look more like it would fit into the neighborhood."

Fox Point is a suburb of Milwaukee, Wisconsin, and is known for its mid-century architecture. The previous owners made a lot of changes to the home's structure, including adding large glass windows to the right of the front door and making the roofline flat. So, when a new family moved into the house, they knew they needed to complement the home's updated exterior with landscaping to match. "It's our specialty; we let the house tell us what we should be doing with the landscape," James says. Here's how they did it.



SOME OF THE KEY PLANTS JAMES INCLUDED IN THE BACKYARD DESIGN WERE BOXWOOD SHRUBS ON THE CORNERS OF THE PATIO AND HYDRANGEAS AGAINST THE BACK OF THE HOUSE, RIGHT UP AGAINST THE STUCCO SIDING. "WE ALWAYS PICK SOME EVERGREENS SO WE HAVE SOME GREEN DURING THE WINTER TOO," JAMES SAYS. STEPPING STONES COME OFF THREE SIDES OF THE PATIO AND ADD TO THE CLEAN, STRAIGHT MCM LINES AS DO THE RUNNELS RUNNING DOWN THE MIDDLE OF THE PATIO. THOSE ARE SMALL TRENCHES FILLED WITH THE SAME PEBBLES AS ARE IN THE BED BY THE FRONT WALKWAY.



WHEN THE HOMEOWNERS MOVED IN, THE RAISED DECK WAS IN PLACE BUT NOT THE PATIO. "THAT WAS THEIR NUMBER ONE PRIORITY," JAMES SAYS. "WE HUNG A PATIO OFF THE HOUSE, BUT WE MATCHED THE WIDTH OF THE DECK. IT'S NOT A VERY BIG BACKYARD, SO THAT'S WHY THE PATIO DIDN'T GET LARGER THAN WHAT YOU SEE. WE DIDN'T WANT IT TO FEEL OUT OF SCALE."

Architecture First

"My degree is in architecture and my associate comes from an art background," James says. "So, we have an untraditional approach to landscape design." After losing income during an economic downturn as an architect in the early 1990s, James decided to make a lateral move toward landscaping. "If there aren't buildings being built, architects are out of a job," James says. "My mom really got me into plants growing up, so I thought, 'How do I not get rid of five years of college?'"

Now, James uses his architectural background to help inform his landscape design, particularly when it comes to mid-century homes. "Without the architecture background, I would not be able to do the designs we do for these types of homes because they're so strong architecturally," he says.

Landscaping to Match the Architecture

For this project, the homeowners wanted to focus on the backyard living space. They had a deck already, but it was small and they wanted to be able to use the backyard for entertaining. They also wanted to incorporate a hot tub but weren't sure how to go about it. "My suggestion was to work the front yard into the design," James explains. "The front landscape wasn't bad, but it was clearly done to help sell the house. We always want to tie the front and back together for a cohesive whole."

James and his team gutted the front landscaping, aside from the walkway and a few plants up against the garage. They replanted the side yard and added a patio in the back that would be large enough to entertain. Then they incorporated a hot tub into the pre-existing deck. "The challenge was the hot tub," James says. "It's about as ugly as a grill; you don't really want it just sitting out in the open." The homeowners' original idea was to put the hot tub in the middle of the deck, but that would make it visible from three different windows inside the house. "The top of the hot tub is only 12 inches above the surface of the deck, so what if we cut into the deck slightly?" James says. "We hid it from some of the windows inside the house and it looks built in. We also edited the steps on either side of the deck so you have two ways to enter into the patio space."

"We always want to tie the front and back together for a cohesive whole."

JAMES WORKED TO MATCH THE MCM ARCHITECTURE IN THE LANDSCAPING. THE ORNAMENTAL GRASSES MIRROR THE VERTICAL WINDOW LINES, AND THE WALKWAY AND PLANTERS HAVE STRAIGHT, CLEAN LINES LIKE THE ROOFLINE. "WE ALSO MATCHED THE METAL FINISH ON THE HOUSE WITH THE LANDSCAPE LIGHTS," HE SAYS. "ONE OF OUR FAVORITE THINGS TO DO IS TO PULL THINGS OFF THE HOUSE AND INCORPORATE THEM INTO THE LANDSCAPE SO THAT IT LOOKS LIKE IT CAME OFF THE HOUSE."

Winter in Wisconsin

Landscape design in the Midwest isn't the same as the desert landscape of Palm Springs, California. Here's how landscape architect James Drzewiecki of Ginkgo Leaf Studio designs for all four seasons.

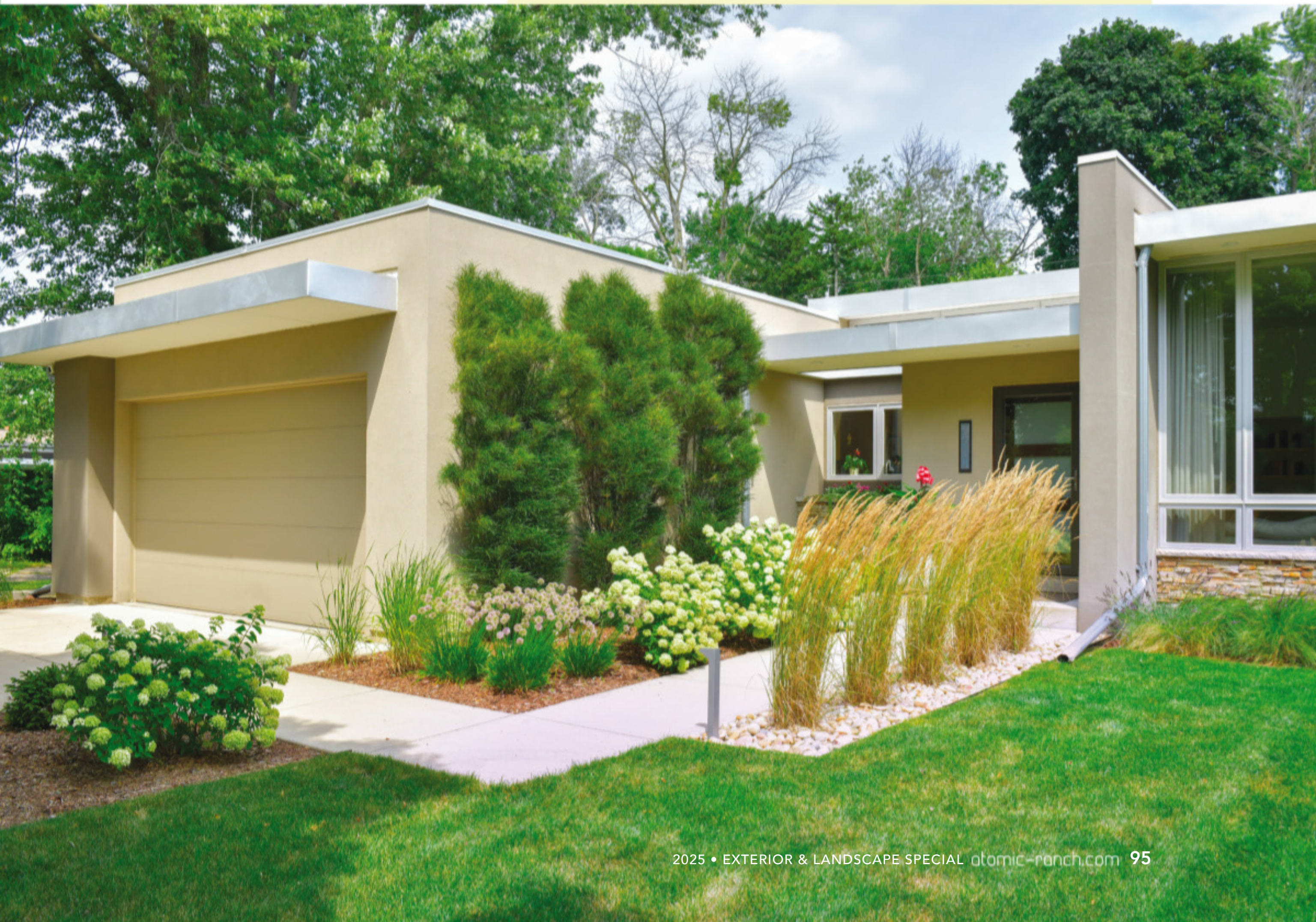
"The fun part of landscape designs in the Midwest is that the plants go through dramatic changes, so we make sure our landscapes here are interesting to look at in all four seasons, if possible," James says. He looks at texture and form as well as the flowering times of the plants he chooses. "That means picking plants that have really great fall color or interesting bark after the leaves fall off. Do the ornamental grasses stay standing, even with snow on them?" He also makes sure each of his designs includes some evergreens so that color still exists during the winter.

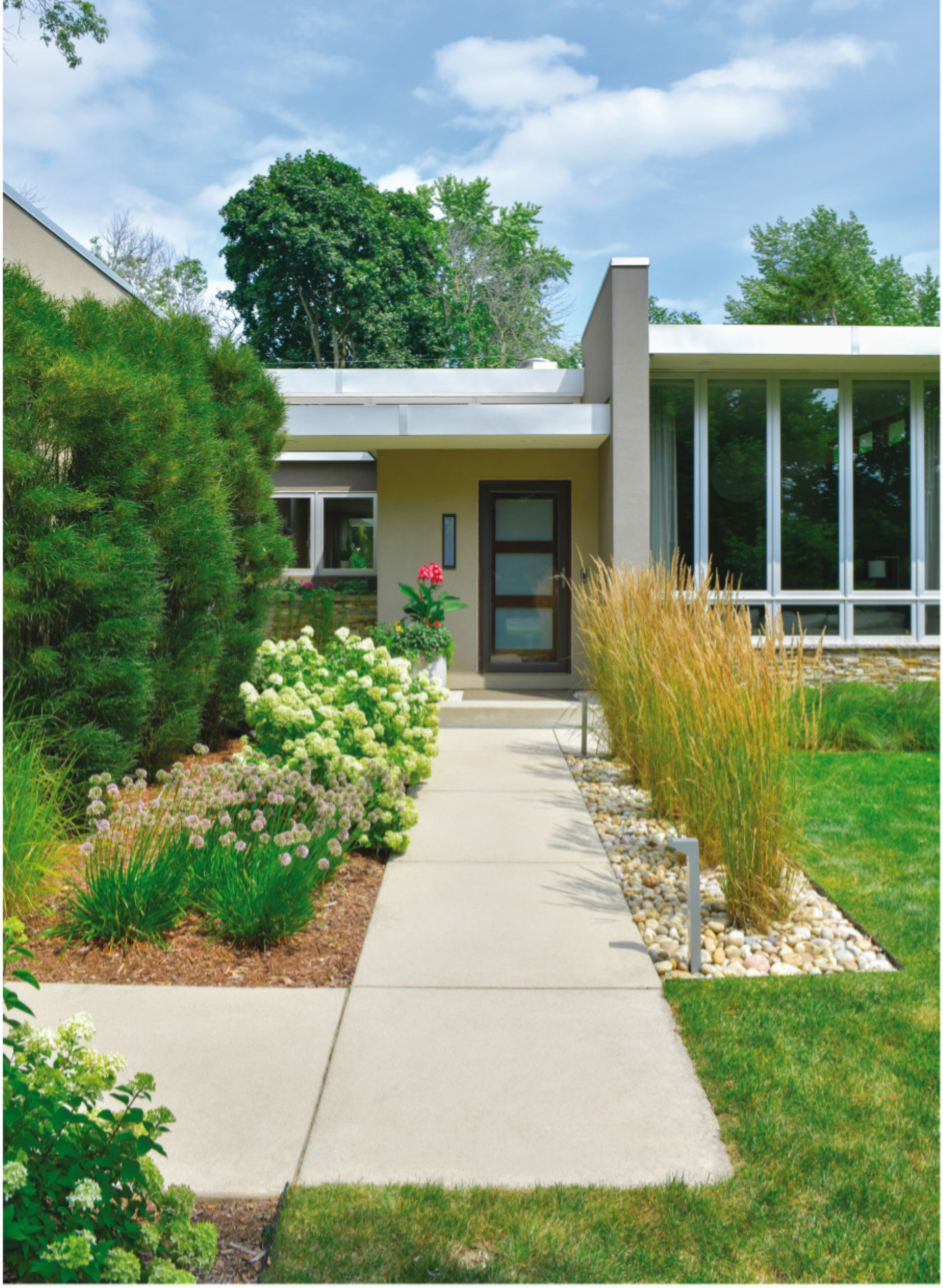
Here are some of the key plant species James used in this project:

Front Yard:
Ornamental grass: Calamagrostis x acutiflora `Karl Foerster`
Ornamental onion: Allium x `Summer Beauty`
Prairie grass: Sporobolus heterolepis
White flowers: Hydrangea paniculata `Little Lime'

Side Yard:
Evergreen trees: Juniperus chinensis 'Trautman'
Ornamental grass: Panicum virgatum `Northwind`

Backyard:
Pink flowering shrubs: Hydrangea paniculata `Little Quickfire`
Boxwoods bordering the patio: Buxus x `Green Velvet`
Purple flowers at the center of the patio: Salvia x nemorosa `Caradonna`

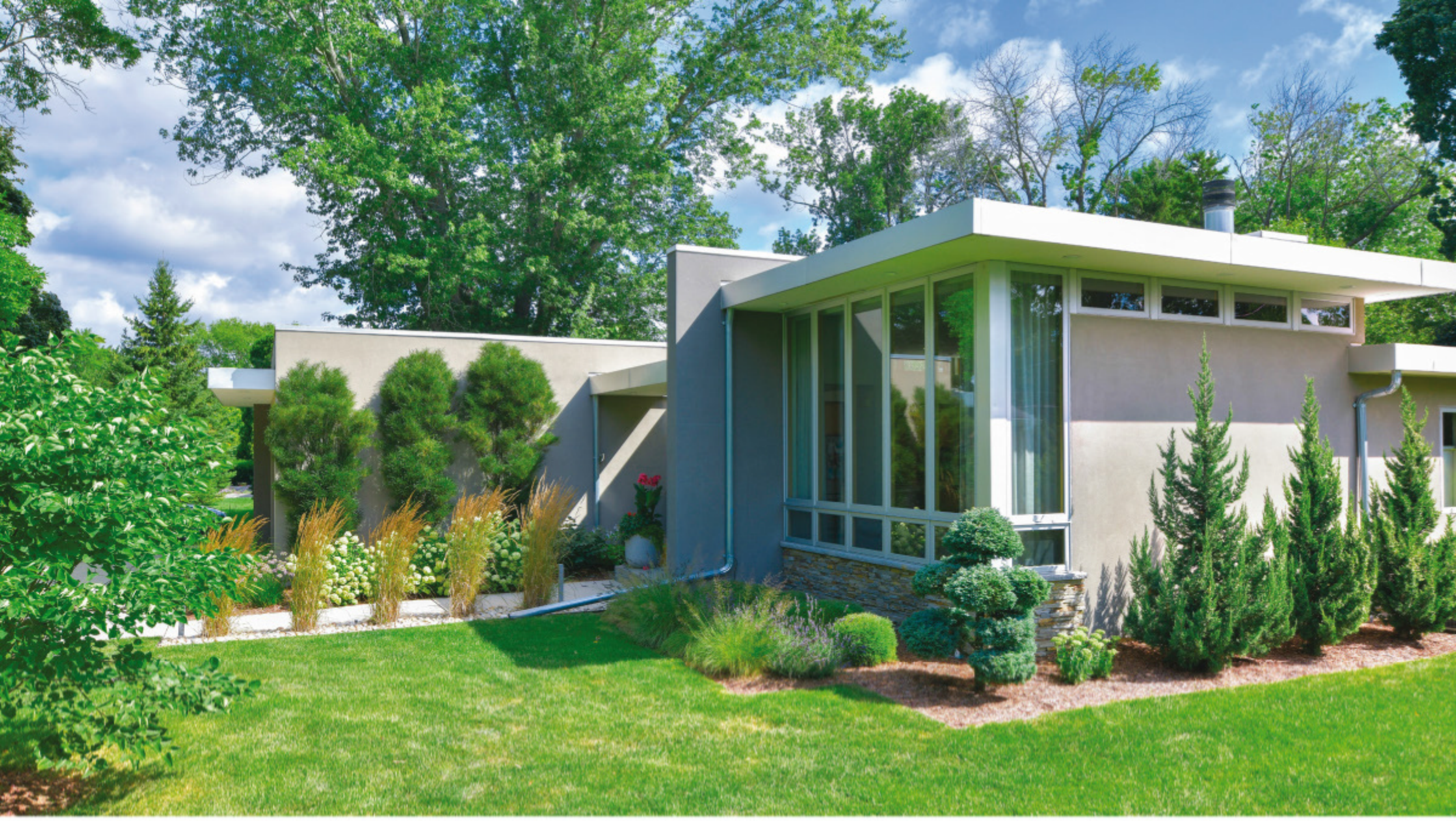




THE PREVIOUS HOMEOWNERS HAD GUTTED THE HOME'S STRUCTURE TO GIVE IT A MID-CENTURY UPDATE. "THE AREA TO RIGHT OF THE FRONT DOOR WAS THE KEY AREA THAT WAS CHANGED ON THE HOUSE," JAMES SAYS. WHEN THE NEW OWNERS BROUGHT JAMES ON FOR THE LANDSCAPE DESIGN, HE UPDATED THE FRONT. "THE FRONT WALK WAS ALREADY THERE, BUT WE GUTTED EVERYTHING EXCEPT THE SHRUBS AGAINST THE GARAGE," HE SAYS.

Throughout the design, James and his team worked to mimic the mid-century architecture of the house in the landscaping. In the front yard, for example, he added vertical elements to work with the large windows to the right of the front door. "It has that silver vertical element, so we wanted to pull that out into the landscape," he explains. "We did that with the hand pebbles and the tall ornamental grasses to play off the vertical elements on the house." In the backyard, he added the same pebbles into runnels in the patio. "They're little trenches in the concrete that have been filled with the pebbles," he says.

The result is a mid-century design that matches the neighborhood and has great curb appeal and efficient functionality.



THE SIDE YARD GOT AN UPDATE TOO, BUT JAMES KEPT IT MINIMAL. "THERE WAS A WEIRD EVERY-OTHER-SHRUB PLANTING WITH AN INVASIVE SPECIES, SO WE WANTED TO GET RID OF THAT AND DO SOMETHING SIMPLER," HE EXPLAINS. "IN GENERAL, THE SIDE OF A HOUSE ISN'T WORTH DOING SOMETHING BIG WITH THE LANDSCAPE." INSTEAD, SEVERAL EVERGREEN JUNIPERS ENSURE THAT THE HOUSE HAS GREENERY YEAR-ROUND, EVEN DURING THE MIDDLE OF WINTER.

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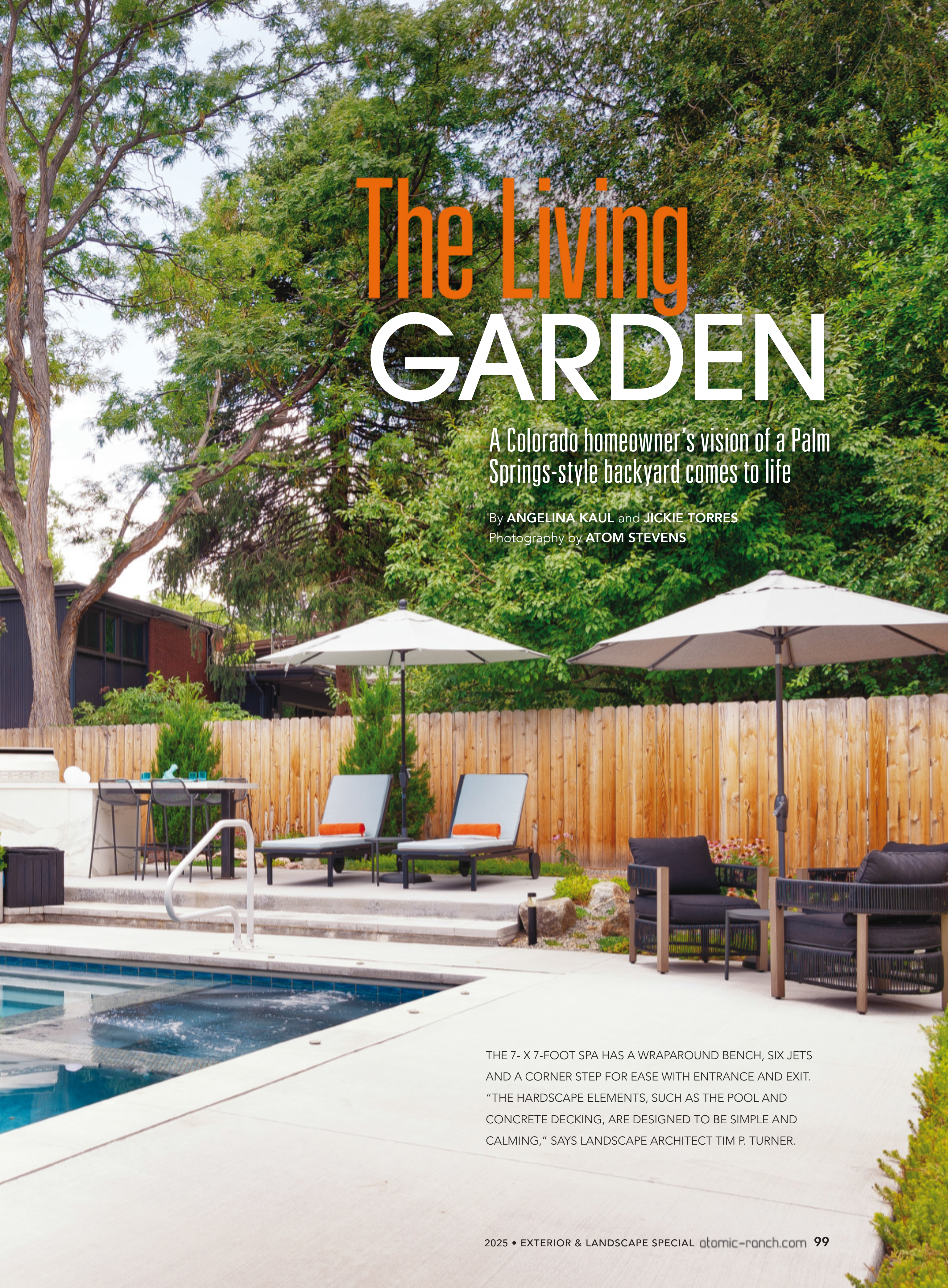
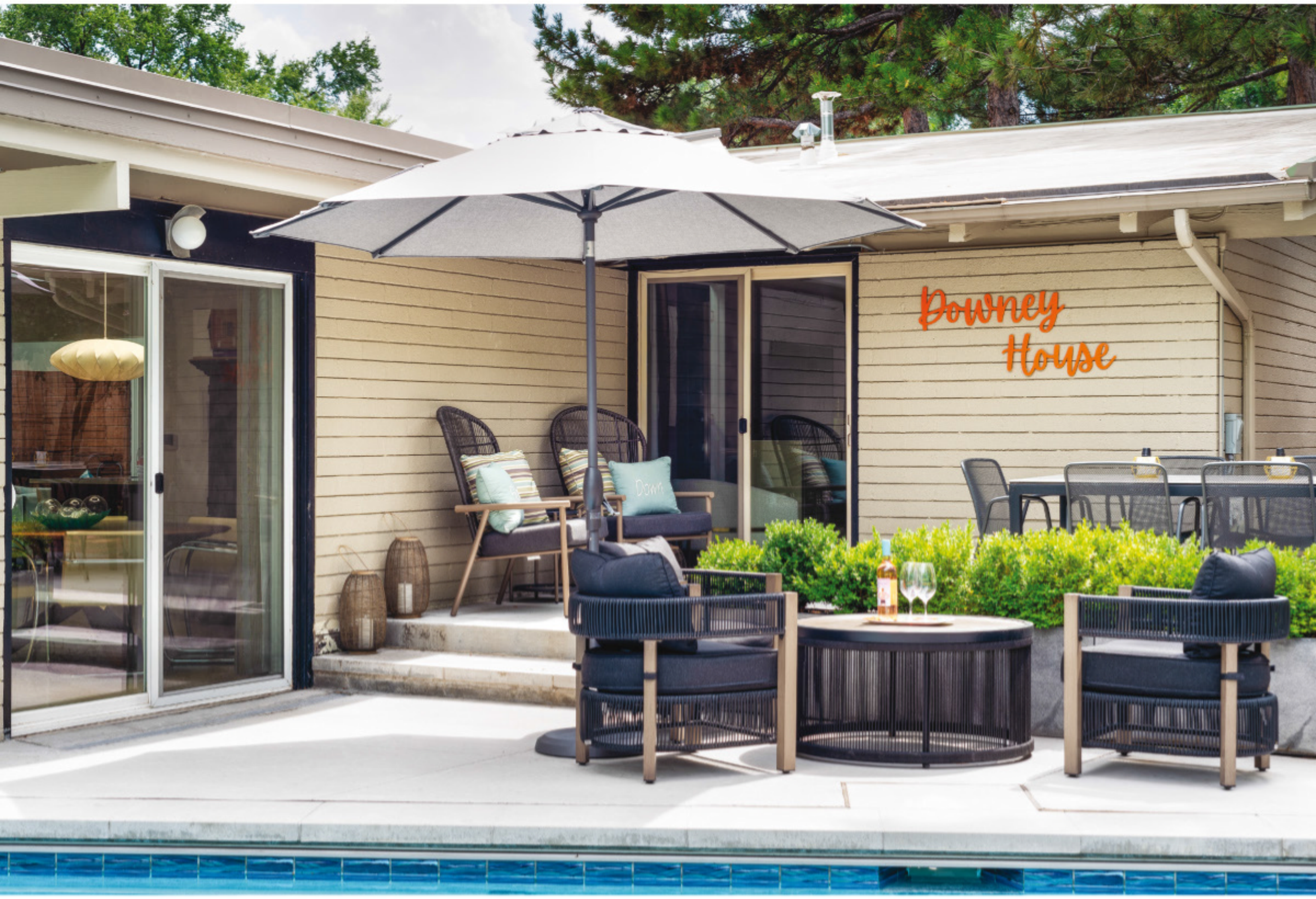


The Living GARDEN

A Colorado homeowner's vision of a Palm Springs-style backyard comes to life

By **ANGELINA KAUL** and **JICKIE TORRES**
Photography by **ATOM STEVENS**

THE 7- X 7-FOOT SPA HAS A WRAPAROUND BENCH, SIX JETS AND A CORNER STEP FOR EASE WITH ENTRANCE AND EXIT. "THE HARDSCAPE ELEMENTS, SUCH AS THE POOL AND CONCRETE DECKING, ARE DESIGNED TO BE SIMPLE AND CALMING," SAYS LANDSCAPE ARCHITECT TIM P. TURNER.



> *"The landscape design for both the front and back spaces was crafted to create interactive and inviting experiences for the client and her guests." —Tim*

HOMEOWNER MIRA EDELMAN TOOK a while to discover the joys of modernist living. She lived in Washington, D.C., for nearly a decade in an elegant pre-World War I Beaux Arts-style condo. "I wasn't even aware of MCM architecture or California Ranch style," she says. But everything changed when she moved to California in 2011, discovered the trove of Eichler tracts in the area then later stepped foot inside one that was for sale. "I entered the door at my first open house and was met with a wall of windows to a beautiful, secluded backyard."

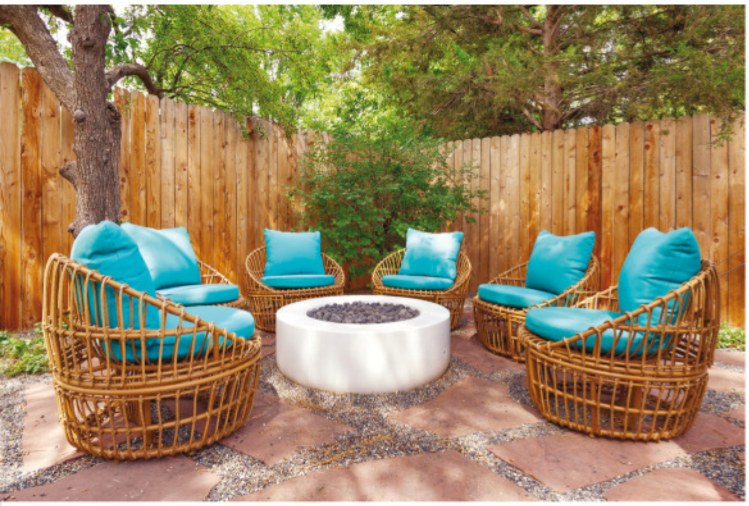
Thus began Mira's pursuit to learn everything she could about modernism. A few years later came her first trip to Palm Springs Modernism Week. "I was officially in love with and obsessed with MCM architecture," she says.

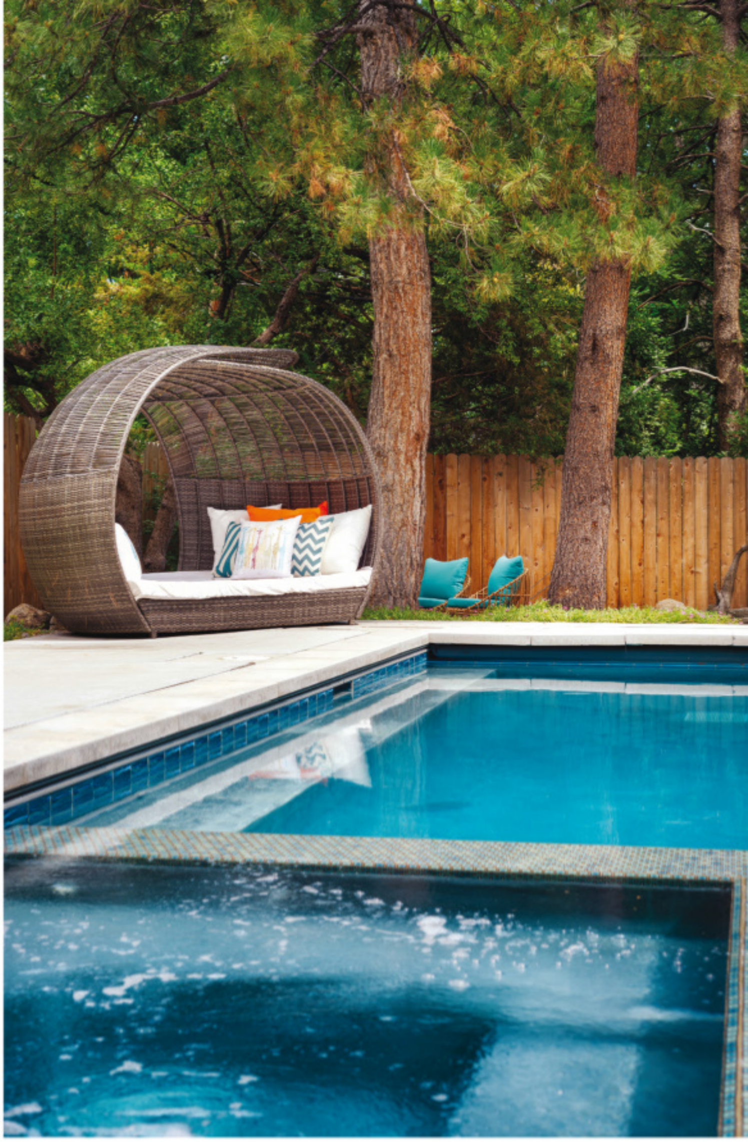
Mira lived the Eichler lifestyle for six years, buying her first in 2013, fully renovating it then selling it to move into another one with the intent to do it all again. Then she found herself in the position where she'd have to relocate for work. "A key requirement was that the location would have mature/cohesive MCM neighborhoods and so that's how Denver came into the picture," she says. "Before I accepted my job here, I did a trip out to tour MCM neighborhoods with a realtor!"

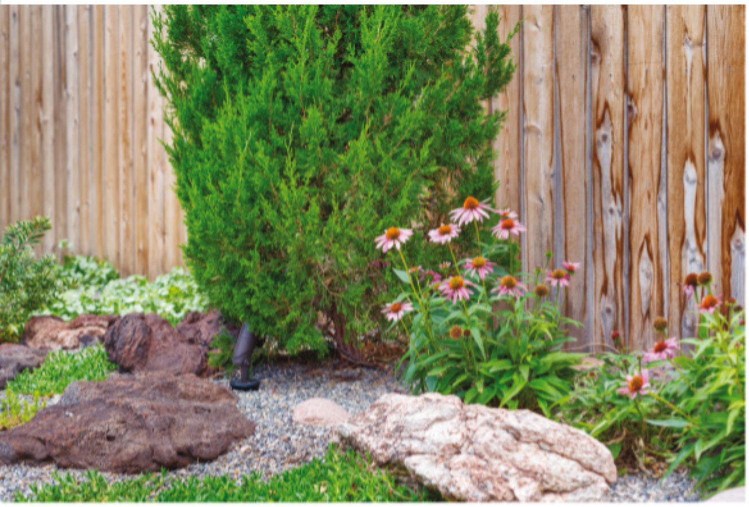
And this is how Mira found and purchased the Downey House, a 1,900-square-foot, single-story Mid Century Modern house named after its original owner. It had everything she loved about MCM design.

"Whereas both my Eichlers had flat roofs, I fell in love with the Downey House roofline: two opposing front-to-back, low-pitch shed roofs with a row of clerestory windows over the carport roof, running the length of the front exposure, which reminded me of the iconic butterfly rooflines of William Krisel-designed homes built by the Alexander Company in Twin Palms beginning in 1956."

Situated on the north side of the historic district of Arapaho Hills in Littleton, Colorado, Downey House was designed by architect Bruce Sutherland and built in 1957. Mira knew she could transform the large backyard into a Palm Springs-worthy outdoor living space: a pool and amenities for entertaining.





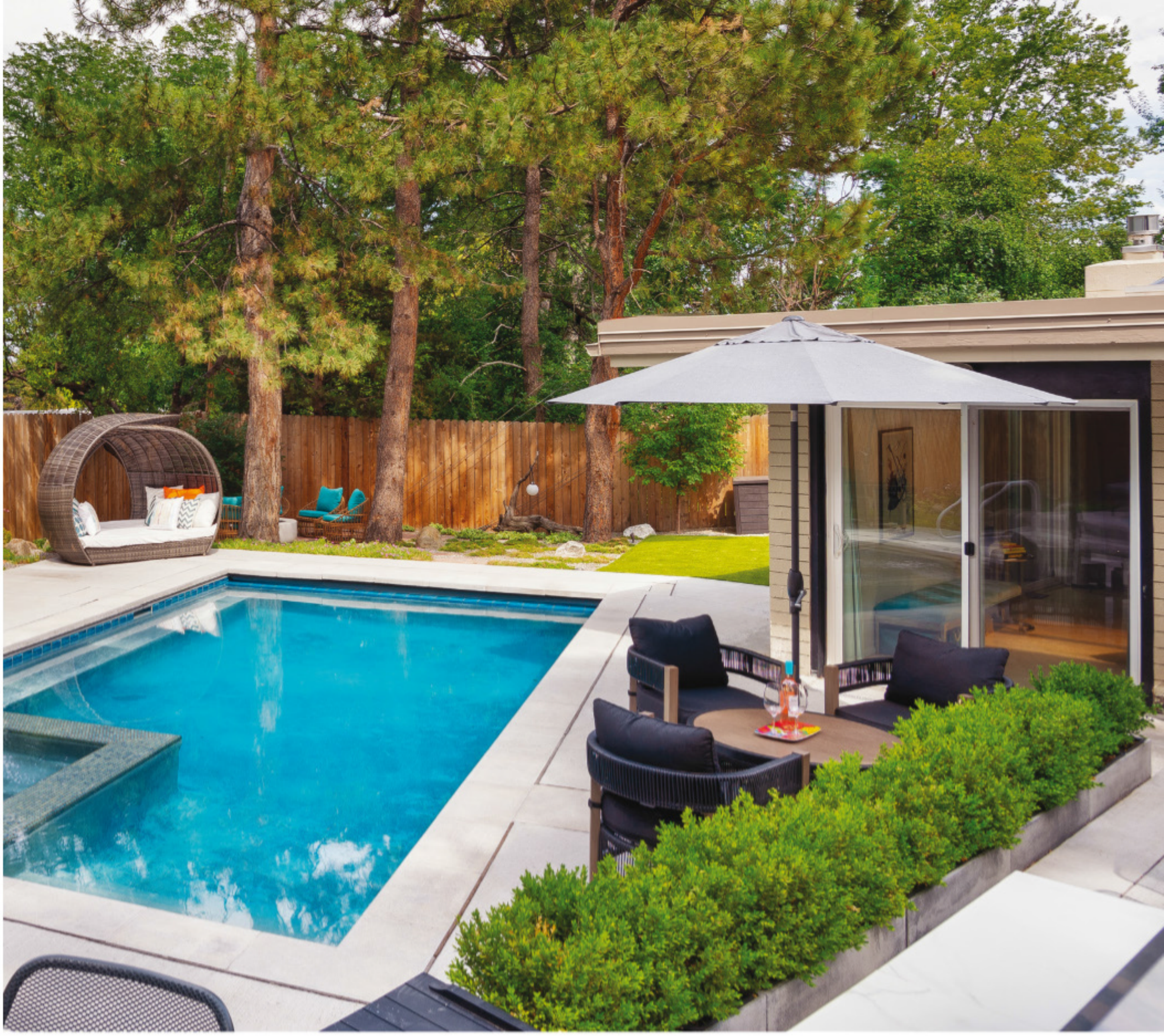


(TOP, LEFT AND RIGHT) SIX BEAUTIFUL BUCKET CHAIRS SURROUND A GAS FIREPIT, CREATING A FOCAL POINT UNDER A GROUP OF PONDEROSA PINE TREES. A WICKER DAYBED STANDS AT ONE CORNER OF THE POOL. "THE DAYBED IS THE SAME ONE I RELAXED ON AT CABO AZUL RESORT IN MEXICO WHERE I VACATIONED WITH A DEAR FRIEND AND NEVER FORGOT," MIRA SAYS. TWO CHAISE LOUNGE CHAIRS BY THE POOL, TWO WINGBACK CHAIRS AND A SIDE TABLE ON THE UPPER PATIO, AND TWO SETS OF BLACK CHAIRS ON THE LOWER PATIO PROVIDE PLENTY OF EXTRA SPACE TO ENTERTAIN FAMILY AND FRIENDS. (ABOVE, LEFT) LOW-MAINTENANCE PLANTS, SUCH AS PERENNIALS, WERE ADDED ON TOP OF CRUSHED GRAY GRANITE. RED SANDSTONE PAVERS WERE EXTENDED IN THE BACKYARD TO MATCH THE ONES IN THE FRONT OF THE HOUSE. RED AND BLACK SANDSTONE AND LAVA ROCK BOULDERS IN VARIOUS SIZES WERE ALSO INCLUDED IN THE DESIGN TO CREATE A FOCAL POINT IN THE YARD. ECHINACEA AND SPEARMINT JUNIPERS WERE PLANTED ALONG THE FENCE TO ATTRACT BUTTERFLIES. PATHWAY LIGHTS PROVIDE BOTH AESTHETICS AND FUNCTIONALITY IN THE GARDEN.

Downey
House

> *“The landscape design blends Mid Century Modern aesthetics with a sense of well-being while remaining regionally expressive to the Colorado landscape.” —Tim*

(TOP) THE KITCHEN AREA STANDS IN THE CENTER OF THE UPPER PATIO AND HOLDS THE BUILT-IN 36″ TWIN EAGLES NATURAL GAS GRILL WITH STORAGE. A BAR AND A FORMAL DINING TABLE PROVIDE THE PERFECT SPOT TO ENJOY FRESH BARBEQUE RIGHT OFF THE GRILL.



Namely, she wanted a comfortable, low-maintenance and dog-friendly landscape. "The goal was to create a beautiful, livable outdoor space by deploying environmentally sustainable solutions in a way that would complement my Western ranch and respect existing natural elements," she says. "I saw the opportunity to bring my years of learning about and observing MCM homes and landscapes to my own backyard and build a Palm Springs-style retreat right outside my slider doors in Colorado."

Mira turned to her friend, Palm Springs-based landscape designer Tim P. Turner of Tim P. Turner Landscape Design, for help. "Tim got my inspiration immediately," Mira says.

Tim and Mira worked as a duo. Desert-based Tim was drafting the design and specifying its needs while Mira acted as the project manager. Together, they worked to come up with an outdoor space complete with pool, spa, fireplace, lounge seating, outdoor grilling and dining area that complemented the overall Downey House structure and the existing front yard.

They settled on a 14- x 28-foot in-ground shotcrete pool with a 7- x 7-foot spa, protected when not in use by a Coverstar Eclipse automatic cover with a hydraulic motor. The closed cover keeps the pool warm and the chemicals balanced, making it low maintenance and safe for everyone. Mira added a chemical automation system that requires only slight adjustments to the controller to balance chemicals.

Another major part of the project was to make the space more inviting. Tim added several seating areas throughout the space, including six bucket chairs to surround a firepit which sits as a focal point under three existing ponderosa pine trees that, Mira says, smell like chocolate when you scratch the bark. A dining table for six makes a perfect spot to sit and enjoy a meal al fresco. The other sets of tables and chairs were placed strategically around the backyard to create additional cozy and inviting seating spaces for guests. Lounge chairs and an elaborate daybed provide spots to relax in the sun or enjoy a beautiful starry night.

Before the renovation, the landscape consisted of a hodgepodge of plants, making the area look unkempt and messy. Tim kept the existing pine trees and seasonal poppies, and incorporated other plants such as spearmint juniper, echinacea, lemon thyme and perennials to create a harmonious outdoor setting. Not only do the plants provide a pop of color to the space but they are also a perfect haven for a variety of hummingbirds, butterflies and bees. The plants were all set in granite chips. "No mulch because my dog, Oscar, tries to eat it!" Mira says.

The Downey House now has a beautiful backyard, and Mira is delighted with her outdoor space. With all the extra seating for eating, resting and relaxing, she can now share her Colorado home's beautiful Palm Springs-style oasis with her family and friends.

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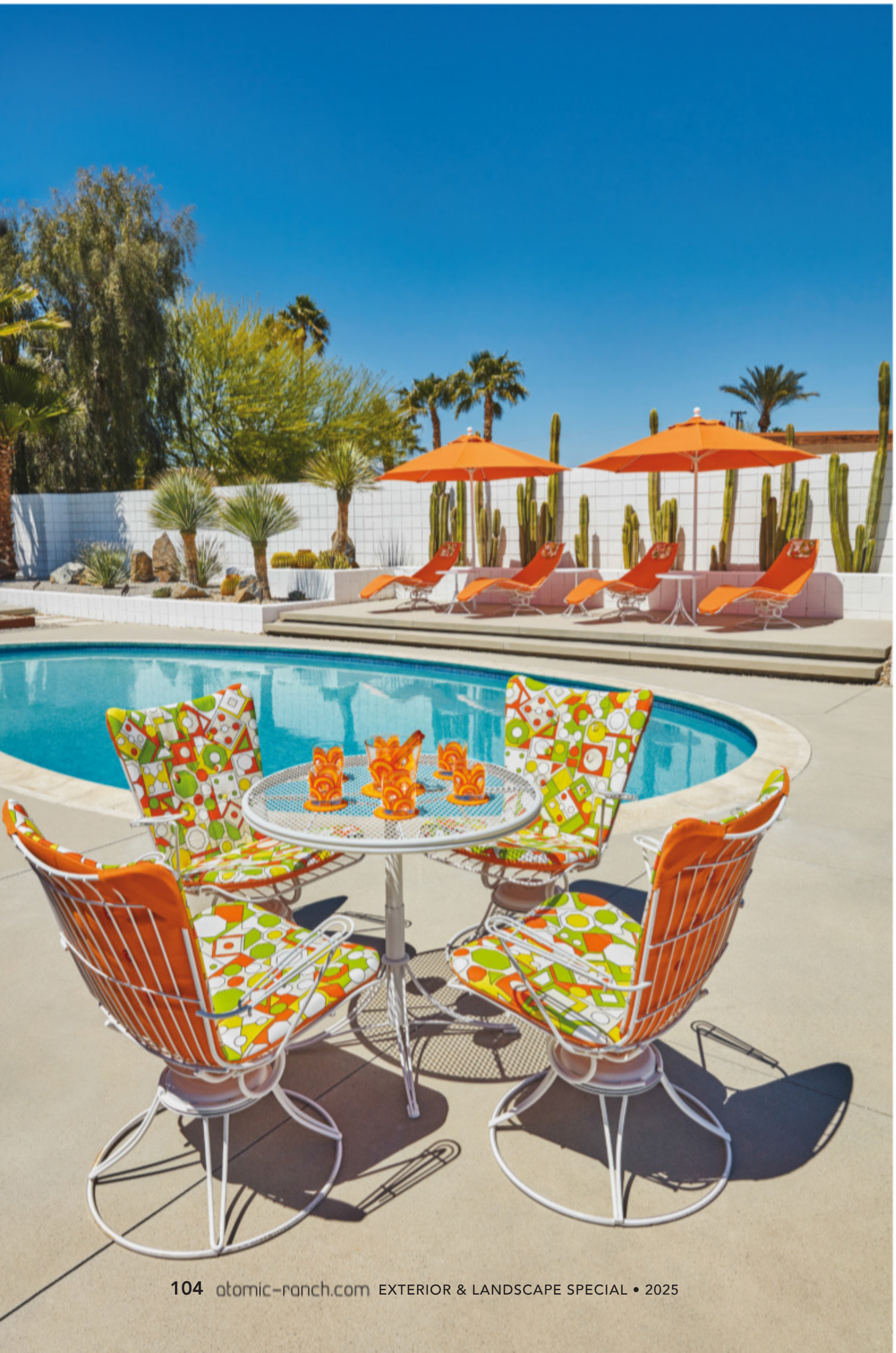
The History of Homecrest

A look at the beloved mid-century outdoor furniture company's legacy.

By **JOLENE NOLTE** I Photography by **KEVIN McDERMOTT**



WHEN YOU PICTURE mid-century outdoor furniture, chances are you're picturing Homecrest furniture. Their durable, innovative and comfortable designs dovetailed perfectly with the indoor-outdoor emphasis of MCM, and the company still exists today.

A History of Innovation

Founded in 1953, in Wadena, Minnesota, Homecrest was one of the first outdoor furniture companies based in the United States. Founders Mert Bottemiller and Al Engelmann wanted to create a better quality ottoman than they were seeing on the market at the time. They quickly grew beyond their original vision, however, and created durable and stylish indoor and outdoor furniture. Three years later, in 1956, Bottemiller patented Homecrest's famous swivel technology that became Homecrest's signature. Imagine the comfort and flexibility of an office chair, but for relaxing outdoors. This, of course, coincided with mid-century Americans' growing desire for an ability to enjoy the outdoors from patios and backyards, dining al fresco or visiting with friends and family.

THE SIESTA CHAISE OFFERS CUSHIONED COMFORT AND SWIVELING RANGE OF MOTION—ALL WHILE LOUNGING POOLSIDE.

THIS VERY COOL AND COMFORTABLE HOMECREST FLOATING CHAIR AND STAND IS PERFECT FOR BACKYARD READING OR SNOOZING. IT MADE ITS FIRST APPEARANCE IN THE 1970 CATALOG.

The chairs were ample enough that they could fit comfortable cushions in durable, stylish fabrics. Homecrest was the first manufacturer of outdoor furniture to use Sunbrella fabrics, designed to withstand sun, rain, mildew and stains. Original upholstery channeled the spirit of the '60s with bright floral patterns.

Homecrest's tables were also innovative, with their aluminum mesh that was low maintenance to clean. Several table models incorporated swivel technology, providing flexibility ideal for outdoor dining. Homecrest's success actually led to more competition, as other companies started to produce similar products. Homecrest remained committed to domestic manufacturing, and while the playing field has expanded, Homecrest remains in business to this day.

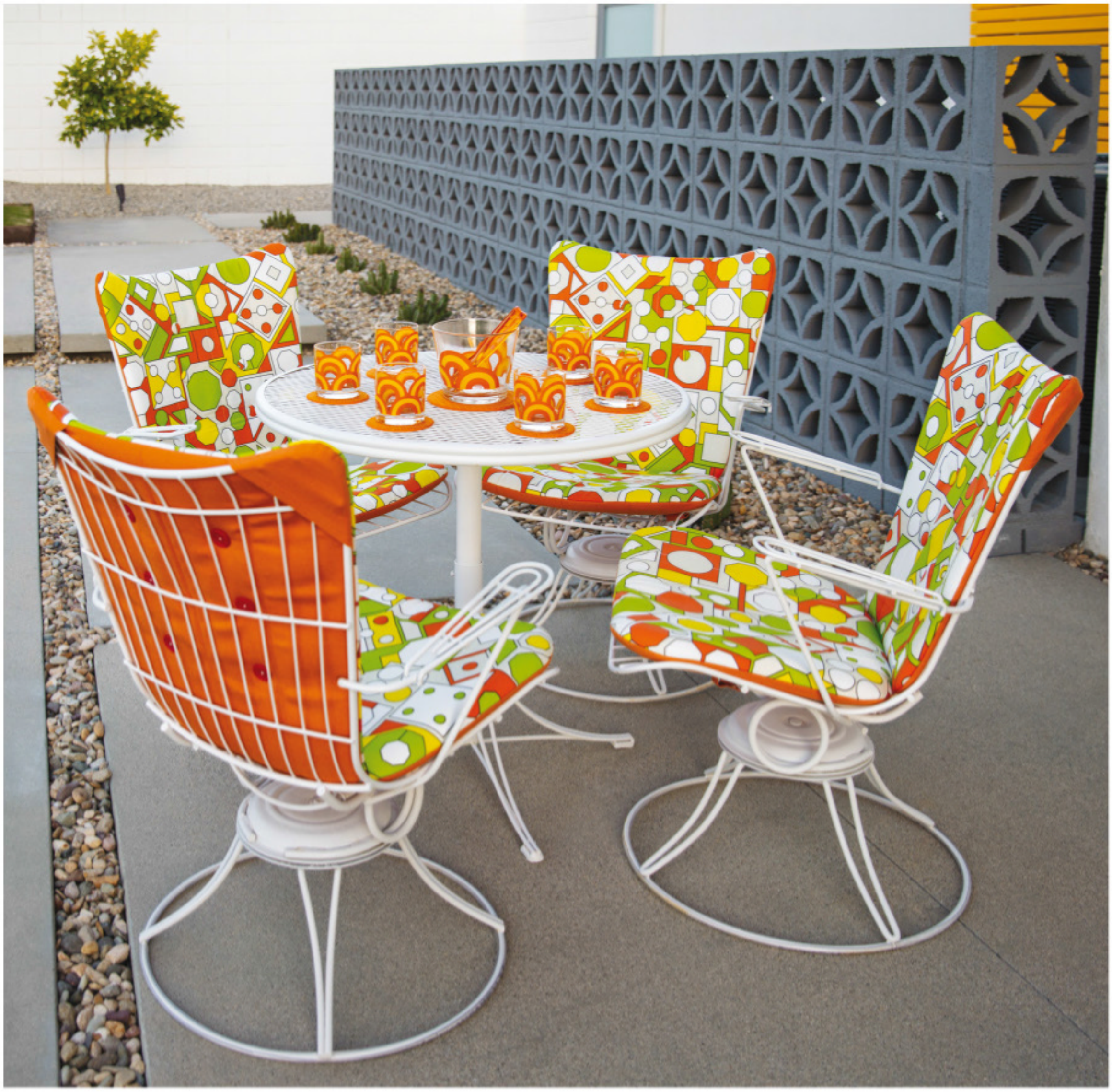
Today, Homecrest continues to pioneer by practicing EPA-approved green standards in their processes as they furnish America's outdoor living spaces, both residential and commercial. While the upholstery fabrics are more likely to be simpler patterns and the furniture profile more contemporary, their comfort and durability remain the same.

Enduring Appeal

My paternal grandparents weren't particularly interested in design, but they had a set of Homecrest patio furniture. They both grew up on farms and were of the no-nonsense school. When my immediate family and I visited them at their home in Southern California, we would sit on the generously cushioned Homecrest patio set and visit under the pergola's shade.

My siblings and I enjoyed the chairs' swivel function and spun ourselves in circles while my grandfather enjoyed leaning his weight back as if his Homecrest swivel chair was an outdoor version of his favorite recliner. They had that patio set my whole life, and it now survives them. My grandfather, trained as an engineer, grew up on an Iowa farm, and their having a patio set designed to last and made in the Midwest makes perfect sense.

I'm not the only one with fond memories that took place around Homecrest furniture. You can still find vintage Mid Century Modern patio sets, loungers, outdoor sofas, side tables and more at estate sales, garage sales or online at venues such as Etsy, Chairish and 1stdibs. Palm Springs homeowners Rex Bomonelli and Philip Heckman, whose fabulous property is depicted in these photos, furnished their backyard with vintage Homecrest furniture, and with its retro vibes, comfort and durability, it's easy to see why.



Homecrest was the first manufacturer of outdoor furniture to use Sunbrella fabrics, designed to withstand sun, rain, mildew and stains. Original upholstery channeled the spirit of the '60s with bright floral patterns.

PALM SPRINGS HOMEOWNERS REX AND PHILIP FURNISHED THEIR FABULOUS BACKYARD WITH VINTAGE HOMECREST FURNITURE REUPHOLSTERED IN A PATTERN THAT REX DESIGNED HIMSELF. THE CHAIRS ARE SWIVEL ROCKERS, AND THE TABLE'S ALUMINUM MESH IS LOW-MAINTENANCE AND RESISTANT FOR OUTDOOR DINING.

Collecting Vintage Homecrest

If you're looking to identify a vintage piece of furniture or do research on the original upholstery, check out Homecrest's archive catalog on their site. Their website also has other fantastic resources, such as repair guides for swivel chairs and a Model Identification feature to help you identify the authenticity and age of a specific piece.

When it comes to pricing, as with anything vintage, it will vary based on the particular model, the seller and whether the particular find is more or less rare. For instance, a set of vintage wire patio furniture with a table and four chairs (sans cushions) ranges from $1,900 for a discounted price on a white set to $3,900 for a more rare coral set.

As for condition, many vintage Homecrest chairs are sold without their cushions, so factor that into what you are willing to spend on getting vintage Homecrest furniture lounge-ready. While the majority of Homecrest furniture seems to have held up very well to the elements, you may encounter some that have rusted or that have issues with the swivel mechanism. See Homecrest's website for resources on dealing with these issues.

Like collecting anything mid-century, patience and a little research will pay off.

PHOTO BY REX BONOMELLI

TWO KINGSTON SWIVEL ROCKERS AND A LOW TABLE MAKE THIS A PERFECT CORNER FOR CONVERSATION AND COLD DRINKS.

Reupholstering Homecrest MCM Furniture

While Homecrest furniture upholstery is designed to last, after 80 years it may be time to update! If you need to replace the entire cushion, Homecrest's website has a section called "Replacement Parts," where you can shop for cushions or other parts of your Homecrest furniture.

If it's just the upholstery itself you're looking for, here are some ideas for unique replacements:

Homeowner Rex is a graphic designer and was able to research and adapt the pattern of his Homecrest chairs to his liking using Illustrator. Rex and Philip were then able to find an outdoor-worthy fabric and have Rex's pattern printed on it.

If you don't have design and fabric know-how yourself, no worries. Boutique bespoke company Hazy Sunshine, also based in the Midwest, specializes in vintage-style fabrics for outdoor furniture and can work with you to reupholster your Homecrest furniture. Visit hazy-sunshine.com and contact them about their custom décor services.

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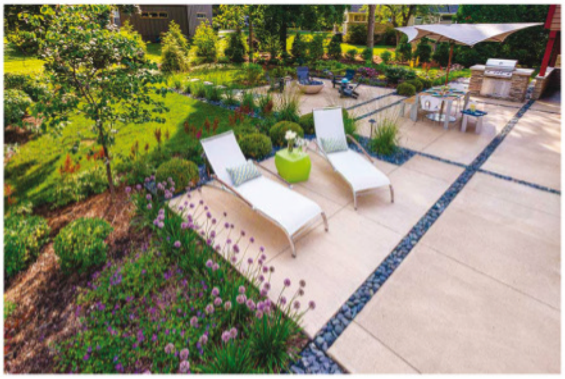


CREDIT: WESTHAUSER PHOTOGRAPHY

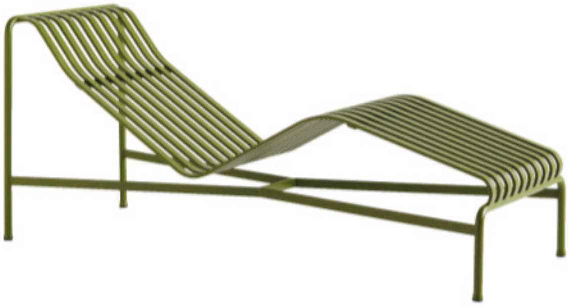
Designing a Non-Desert MCM Landscape

Mid Century Modern landscape design can fit in wherever you're located—as long as it warms up to your climate.

CREDIT: BRET GUM

Pure MCM Curb Appeal

Achieve purist Mid Century Modern curb appeal with design tips that embrace clean lines, minimalist landscaping and architectural elements.



CREDIT: PHOTO COURTESY OF HAY

Outdoor Furniture for a Modern Oasis

Turn your backyard from bland to beautiful with outdoor furniture. Browse some of our favorites for this year.

ABBY BLOSSOM; DESIGN AND STYLING BY TONI CREVO, JED SPLITTGERBER OF MID-CENTURY HOMES BY ANTHOLOGY & KRISTIN MCFEELY OF PHILADELPHIA DESIGN COLLECTIVE

The House That Pearsall Built

MCM furniture designer Adrian Pearsall's home is a triumph of modern updates, respectful restoration, original furniture pieces—and a stunning exterior!

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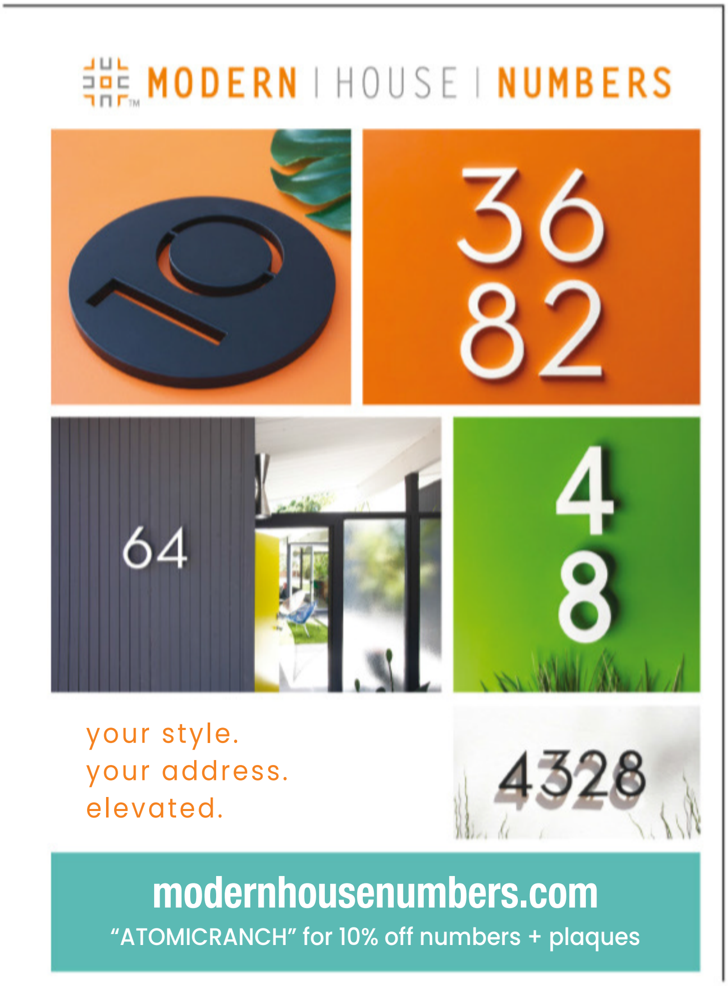
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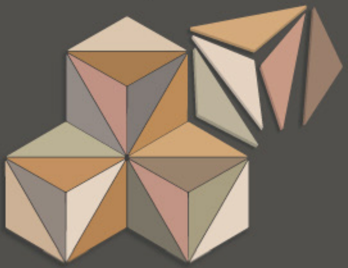

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BLURRED LINES

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Architecture: ERW Design, Elaine René-Weissman, architect.
Accent wall tile: Handmade tile in Navy Blue Gloss, Fireclay, fireclaytile.com.
Vanity paint: Old Soul, Benjamin Moore, benjaminmoore.com.
Vanity countertop: Superwhite, Stoneland USA, stonelandusa.com.
Fireplace: Pinnacle Calacatta Gold, Artistic Tile, artistictile.com.
Encaustic cement tile backsplash in kitchen; primary bath vanity tile: Clé Tile, cletile.com.
Kitchen countertop: Caesarstone, caesarstoneus.com.
Kitchen wall paneling: Brookline rift white oak.
Sconce in primary bedroom, powder room pendant: Yuh Wall, Louis Poulsen, louispoulsen.com.
Dining room pendant lights: Potter Light (small, medium and large), Anchor Ceramics, anchorceramics.com.

PHOTOGRAPHY BY AMY BARTLAM

LIVING LAKESIDE

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Butler pantry tile: Heath Tile, heathceramics.com.
Kitchen lighting: Lucifer, luciferlighting.com.
Blue shower tile: Bisazza, bisazza.com.

OUTDOOR LIVING

Page 74

Architecture: Paradigm Office LLC, paradigm-office.com.
Landscape architecture: Lewis-Aquatech, lewis-aquatech.com.

COASTAL COOL

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Exterior sconces: Artemide, artemide.com.
Flooring: Engineered hardwood European oak, 7 ½" wide x 75" long plank, Lineage series in Chloe, DuChateau, duchateau.com.
Cabinets: Custom American white oak, flat cut; veneer in natural matte finish.
Appliances: Sub-Zero, Wolf and Cove, subzero-wolf.com.
Countertop: Caesarstone Quartz Blizzard 2141 polished, Caesarstone US, caesarstoneus.com.
Faucet: Conical pull-down kitchen faucet, GRAFF, graff-designs.com.
Pendant light: Big Mobile Light, Stuff by Andrew Neyer, andrewneyer.com.
Outdoor lounge chairs: Lollygagger Lounge Chair, Loll Designs, lolldesigns.com.
Firepit: Lumacast, lumacast.com.

THE LIVING GARDEN

Page 98

Landscape designer: Tim P. Turner, timpturner.com.
Pool builder: Reardon Construction Enterprises Inc., poolandspaexperts.com.
Landscape installation: Lifescape Colorado, lifescapecolorado.com.
Custom gate: Designed by homeowner, built by Mike Ransom of Lifescape, linkedin.com/in/michael-ransom-79b59223.
Electric subcontractor: Creative Electric Inc., creative-electric.info.
Fence: Cowboy Fencing, cowboyfencing.net.
Outdoor kitchen Neolith fabrication, installation: YK Stone Center, ykstonecenter.com.
Neolith: The Stone Collection, thestonecollection.com.
Pool Equipment: Pentair, Pentair.com.
Resin deck box, Keter XXL 230-gallon plastic deck-storage container box: Devoko 30 gallon, amazon.com.
Phoenix 3-piece rope wicker cushioned patio bistro set: Big Lots, biglots.com.
Custom metal "Downey House" sign: CraftCuts, craftcuts.com/metal-letters.html.
Disco lounge tables in Iron: Emu Living, emuliving.us.
TOSTERÖ black outdoor storage boxes: Ikea, ikea.com/us.
Bola 42" natural gas (hardline) fire table in white with rolled lava rocks and white aluminum tabletop: Lumacast (custom), lumacast.com.
Panama Jack Banyan daybed with off-white cushion: Macke Pool & Patio, mackepoolproducts.com.
Montego chaise in urban wood with graphite frame and Corso Spa cushion, Soleil bar stool in Graphite, Aruba chair in Graphite without cushion, Parsons 72w 36d dining table with 2"-thick leg, marbled white ceramic top and graphite base: Room & Board, roomandboard.com.
Oahu 9' round patio umbrellas in Sunbrella canvas slate with graphite base, Opalhouse Topanga club chairs with ottoman: Target, target.com.
Built-in 36" grill, natural gas installation with electronic ignition; 36" double access doors: Twin Eagles grills, twineaglesgrills.com/en-us.
***Better Homes & Gardens* Tarren wicker conversation chairs, *Better Homes & Gardens* Tarren Steel Outdoor 38" round conversation table:** Walmart, walmart.com.
Cityscape 18"-high triple planters, Ficonstone in Storm Gray: West Elm, westelm.com.

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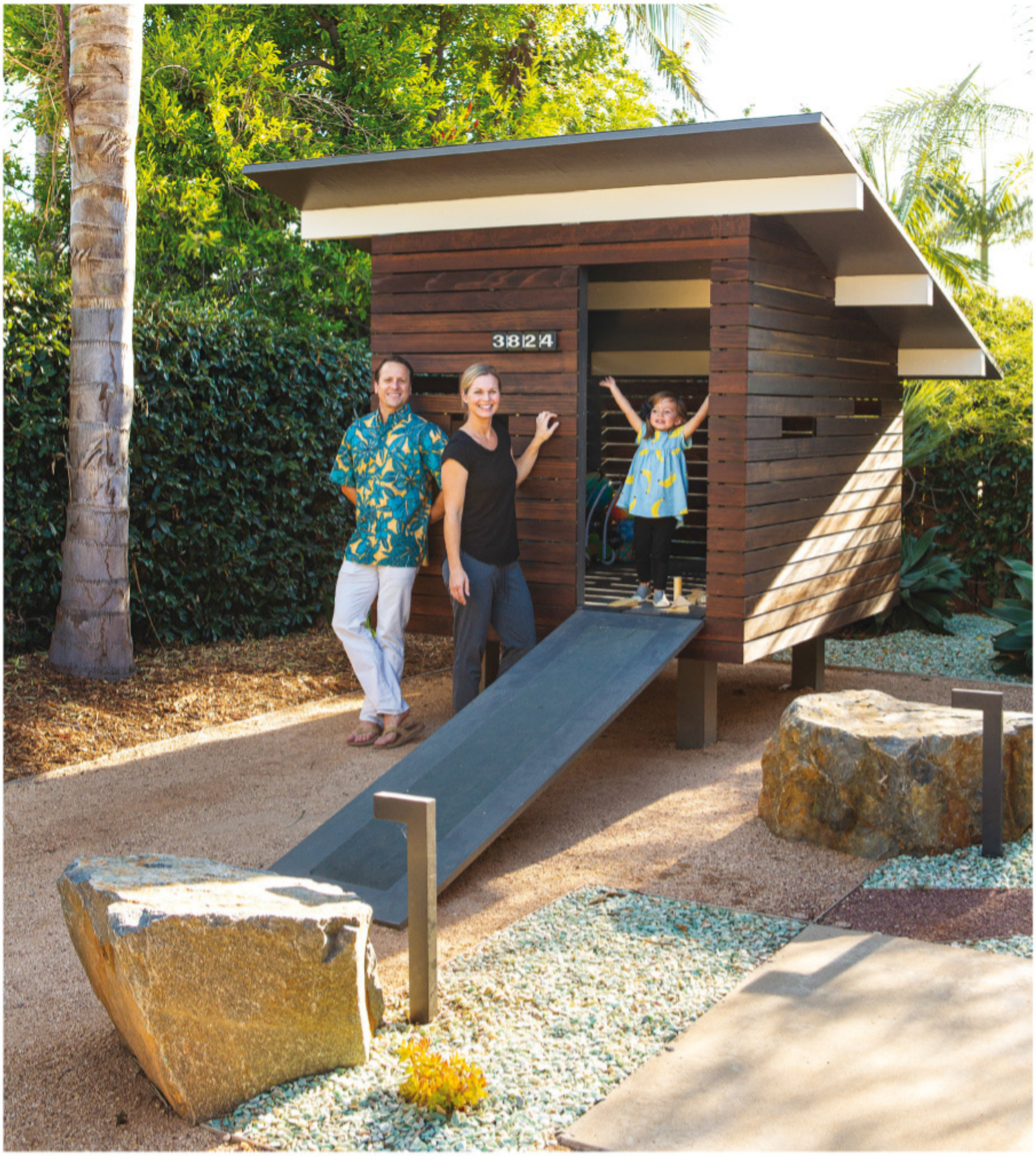
Every backyard deserves a small delight.

By **JICKIE TORRES** I Photo by **BRET GUM**



PAGE SIGBAND AND HER HUSBAND, DJ, may have differing tastes in landscape styles (she likes angular and modern; he likes lush and tropical), but the one thing they agreed on when they lived at this 1960-built Jones & Emmons-designed Eichler was that their little one needed a playhouse—and it needed to echo the form of their house.

Page, a multidisciplinary designer who has designed everything from high-performance garages to elevated interiors drafted the design herself. The couple even used original Eichler house numbers to bedeck its opening.

When their daughter outgrows it, they plan to turn it into storage or maybe even a cabana.

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